



## West Farm Bungalow

Aislaby, Stockton-on-Tees, TS16 0QW

youngsRPS 

# West Farm Bungalow

## Aislaby

### Stockton-on-Tees

#### TS16 0QW

**TO LET £2000pcm**

A substantial 3-bedroom detached property situated in the ground of Aislaby West Farm. The property benefits from a large reception room, spacious kitchen diner, utility room, 2 bath/shower rooms and an integral garage. Accessed by a secure gated driveway the bungalow has an open aspect with countryside views. There are two paddocks and stabling available by separate negotiation.

- Substantial Bungalow
- Three Bedrooms
- Open aspect with views over open countryside
- Secure, gated entrance
- Two paddocks and stabling available by separate negotiation

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Youngs - Northallerton 01609 773004





A substantial three bedroom detached bungalow located in the ground of Aislaby West Farm. The property is accessed down a secure gated driveway with ample off street parking. A UPVC door gives access into a spacious hallway with storage cupboard. There is a spacious living/dining room with large sliding doors accessing the front patio area. The breakfast kitchen is fitted with high quality wall and floor units, electric oven and grill, electric hob with extractor over and integrated dishwasher. A large utility room to the rear of the bungalow has matching floor units, sink and drainer, plumbing for a washing machine and also houses the oil central heating boiler. There are three double bedrooms in the property, the master benefiting from fitted wardrobes and a modern ensuite shower room. The family bathroom is generously proportioned with bath, large walk in shower, WC and wash hand basin. The integral single garage has been sectioned off to allow a storage area to the front and a flexible space to the rear. Externally there are wrap around gardens with views over open countryside. Two paddocks and stabling are also available, if desired. These would be an additional £500pcm.

**LOCATION** Aislaby is a small village and civil parish on the north bank of the River Tees within the borough of Stockton-on-Tees It is located to the west of Eaglescliffe and Yarm. A pleasant walk into Yarm, probably around 30 minutes, and you find yourself in a



cosmopolitan old market town full of cafes and restaurants surrounded by lovely walks around the River Tees. Durham Tees Valley Airport is approximately a 15 minute drive and access to the A19 and A1 ensure travelling is easy.

**SERVICES** Mains electricity and water are connected. Oil fired central heating to radiators also supplying the domestic hot water.

**AGENT'S NOTES** Council Tax Band D & EPC Rating C

#### **RENT**

Payable per calendar month. £500 extra for the 2 paddocks and stabling.

#### **DEPOSIT**

£2,307.69 through Deposit Protection Service or ZERO DEPOSIT SCHEME AVAILABLE.

#### **REFERENCES**

Applications are independently assessed by a Credit Referencing Company who will research your details at credit referencing agencies. The agencies will record details of the search irrespective of whether your application proceeds. The Credit



Referencing Company may use credit-scoring methods to assess your application and verify your identity. A credit reference result is normally obtained within 48 hours.

#### **SERVICES**

The Tenant will be responsible for paying for all the main services.

#### **PERIOD OF LETTING**

On an Assured Short Hold Tenancy for a period of no less than 12 months.

#### **INSURANCE**

The Landlord will insure the property and his contents and the tenant will be responsible for the insurance of his or her contents.

#### **DECORATION**

The property is let on the understanding that no decoration will take place without the prior consent of the Landlord.

#### **SMOKING**

Tenants are asked to observe a No Smoking policy inside the property.

#### **PETS**

Considered for the right tenant.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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