


Terms of Tenancy

1. The property is offered on an assured shorthold tenancy agreement for a minimum of six months.
2. A returnable bond of £995 is required to be held for the duration of the tenancy.
3. The rent is exclusive of services.
4. The tenant is responsible for the cost of references and the tenancy arrangement fee, the cost being £180 including vat for the first applicant, £90 including vat for each further applicant and £90 including vat if a guarantor is required.
5. No smokers or DSS.
6. Pets with landlords consent.
7. Council Tax Band D, Council Tax 2017-2018 £1,706.94.
8. Available now.



Energy Performance Certificate


1, Conyngham View, KNARESBOROUGH, HG5 9AT

Dwelling type: Ground-floor flat Reference number: 9648-8939-7260-1857-0984
 Date of assessment: 14 October 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 October 2013 Total floor area: 106 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,856
Over 3 years you could save	£ 993

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 2,358 over 3 years	£ 1,398 over 3 years	
Hot Water	£ 312 over 3 years	£ 279 over 3 years	
Totals	£ 2,856	£ 1,863	




These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	64	77	
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 477	
2 Floor insulation	£800 - £1,200	£ 309	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 207	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

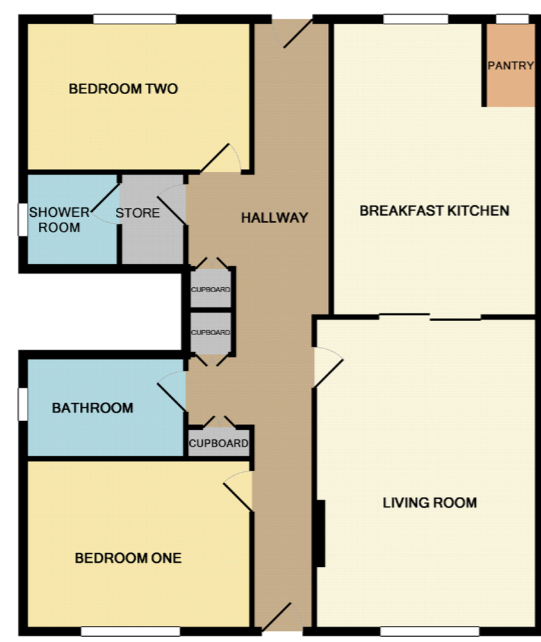
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NICHOLLS TYREMAN

TO LET

SALES & LETTING AGENTS



TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2014



These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold or unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

9 Albert Street, Harrogate, North Yorkshire, HG1 1JX
 01423 530744 | lettings@nichollstyreman.com | www.nichollstyreman.com



NICHOLLS TYREMAN

1 Conyngham View

Knareborough, HG5 9AT

- SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT
- CLOSE TO KNARESBOROUGH TOWN CENTRE
- WITH ATTRACTIVE VIEWS, PRIVATE GARDEN & GARAGE

£795 PCM



Living Room



Dining Kitchen



Hallway



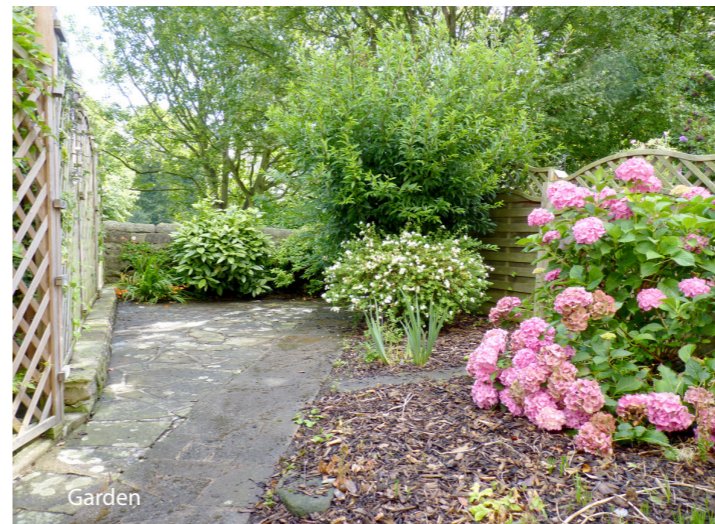
Rear View



Kitchen Area



Dining Area



Garden



Garage

UNFURNISHED

An extremely spacious, ground floor apartment, ideally located within easy reach of the Knaresborough town centre and having lovely views over Conyngham Hall grounds to the front and Knaresborough Parish Church grounds to the rear.

The property offers great potential and comprises: Private front door and several steps to large entrance hall with excellent storage and rear door to gardens, spacious living room with double glazed window and pleasant outlook over Conyngham Hall grounds, breakfast kitchen with walk in pantry, two large double bedrooms, house bathroom, separate shower room and store room.



Inside

GROUND FLOOR

Entrance Hall	36' x 8'9" (max)
Living Room	19' x 13'7"
Breakfast Kitchen	18' x 12'7" (max)
Walk in Pantry	5'4" x 3'

Bedroom One	13'10" x 10'5"
Bedroom Two	13'10" x 9'3"
Bathroom	9'10" x 6'4"
Shower Room	5'10" x 5'6"
Store	5'10" x 4'

Outside

To the front of the property is a gravelled forecourt area with private access to the apartment.

To the side of the property is a driveway leading to...

ATTACHED SINGLE GARAGE
with up and over door

To the rear of the property is an enclosed garden area adjoining the church grounds, for the sole use of this property, with crazy paved patio, flowering borders and boundary fencing.

DIRECTIONS - HG5 9AT

From Harrogate take the Knaresborough Road to Knaresborough and cross over the River Nidd into Bond End. Conyngham View is situated on the right hand side.