



Flat 2 Village Store

Morton On Swale, Northallerton, DL7 9RF

£550 pcm

A deceptively spacious one bedroom Apartment situated above the former Village Store in the conveniently located village of Morton on Swale. The property has well proportioned open plan living space and En-suite shower room. Gas CH. EPC Rating D.

- Deceptively spacious open plan living space
- Recently refurbished throughout
- Convenient location to access Bedale, Northallerton & the A1
- Gas central Heating
- En-suite shower room
- Viewing recommended
- Council tax Band A

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A deceptively spacious one bedroom Apartment situated above the former Village Store in the conveniently located village of Morton on Swale. The property has well proportioned open plan living space and En-suite shower room. Gas CH, Upvc DG.

Access from the rear of the building leads to an inner hallway with a staircase leading up to a first floor landing.

Access door to inner hall with intercom system.

OPEN PLAN LIVING SPACE COMPRISING:

13' 04" x 13' 02" (4.06m x 4.01m) Kitchen/Dining area

With bay window to rear and window to side. Range of wall and floor units, roll edge work tops with stainless steel sink and drainer. Lamona built-under oven with gas hob and extractor above. Space for washing machine & fridge. Baxi gas combi CH boiler, radiator. Opening to

SITTING AREA

9' 07" x 9' 02" (2.92m x 2.79m) With window to side, radiator.

DOUBLE BEDROOM

11' 06" into alcove x 11' 01" max (3.51 m x 3.38m) With window to front, radiator

ENSUITE SHOWER ROOM

Fully tiled. Double shower enclosure with Bristan electric shower. Low flush WC, pedestal washbasin, chrome towel radiator, extractor

ADDITIONAL INFORMATION

EPC Rating D

RENT

Payable per calendar month.

DEPOSIT

£634.61 or Zero Deposit Scheme Available (Flatfair)

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 an initial period of 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.

NO PETS



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 these 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 solid to be 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 whatsoever in relation to this property.



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