



GSC GRAYS

PROPERTY • ESTATES • LAND



## The Old Wesleyan Chapel, Tunstall

Richmond, North Yorkshire, DL10 7QR

£700 Per Calendar Month



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## SITUATION & AMENITIES

A1 2 miles, Richmond 5.3 miles, Bedale 8 miles Darlington 15.9 miles.

Tunstall is a popular village which has a local pub and a village hall, it is situated approximately 5 miles from the historic market town of Richmond, which is the gateway to the Yorkshire Dales and offers a good range of amenities, including national and local retailers, swimming pool, cinema, state and private educational opportunities at both primary and secondary level.

## DESCRIPTION

The Old Wesleyan Chapel is a well presented, spacious conversion which has retained many original features yet combines modern finishes including underfloor heating to the stone flagged ground floor, with temperature controls in each room. The Chapel is double glazed and has beams to the ceilings and Velux windows to the first floor rooms with electric blinds.

## ENTRANCE HALL

Arched timber doors with glazed lights lead into the hallway which gives access to the ground floor accommodation and a staircase to the first floor. An under-stairs cupboard houses the oil fired central heating boiler. A cloakroom/WC has a vanity wash basin, low level WC and extractor fan.

## UTILITY/ OFFICE

This room is currently used as a utility/storage room and has space for a tumble dryer. There is a television aerial point and telephone point providing an alternative option.

## LIVING ROOM

With French door leading to the front terrace, two windows to the rear elevation, wall lights and a brick arch leading through to the dining kitchen.

## DINING KITCHEN

Comprehensively fitted with a range of oak fronted base and wall units with under lighting. The work surfaces are marble and incorporate a Belfast sink. Integrated appliances include fridge/freezer, washing machine and dishwasher. There is an electric range cooker with double oven, grill and six ring hob. Double timber arched doors lead to the front terrace and there are two windows to the side elevation.

## FIRST FLOOR

The returned staircase with large arched window to the front elevation leads to the first floor accommodation and landing, there is access to the loft space which is boarded and houses the water tank.

## BEDROOM ONE

A double bedroom with two Velux windows with electric blinds, en-suite with a white three piece suite comprising a step in shower cubicle, pedestal wash basin, low level WC, shaver point, extractor fan and chrome towel rail.

## BEDROOM TWO

A double bedroom with a Velux window with electric blind.

## BEDROOM THREE

A double bedroom with a Velux window with electric blind.

## BEDROOM FOUR

A single bedroom with an arched window at floor level to the front elevation and a Velux window to the ceiling.

## BATHROOM/WC

With a four piece white suite comprising panelled bath, step in shower cubicle, a pedestal wash basin and a low level WC. There is halogen lighting to the ceiling, an extractor fan, a chrome ladder style towel rail and a Velux window.

## EXTERNALLY

Access is gained via wrought iron gates set into matching railings. The gravelled terrace provides a pleasant patio area.

## TERMS & CONDITIONS

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of six months at a rental figure of £700 per calendar month, payable in advance by standing order. In addition, a Bond of £807.69 shall also be payable prior to occupation.

## HOLDING DEPOSIT

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding

deposit will not be returned. It will be retained by this firm.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### REFERENCES

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### INSURANCE

Tenants are responsible for the insuring of their own contents.

### SMOKING & PETS

Smoking is prohibited inside the property. Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

### LOCAL AUTHORITY & COUNCIL TAX

Richmondshire District Council. Tel: 01748 829100. For Council Tax purposes the property is banded E .

### VIEWINGS

Strictly by appointment with the Agents GSC Grays. Tel: 01748 829217

### PARTICULARS

The particulars were prepared February 2013  
The photographs were taken February 2013

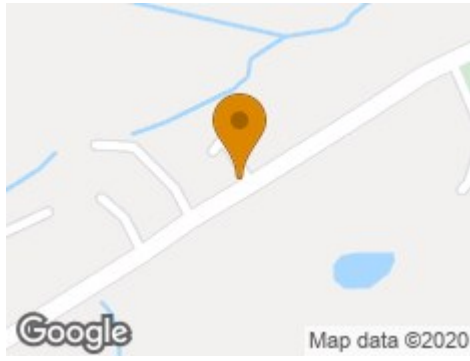
### DISCLAIMER NOTICE

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



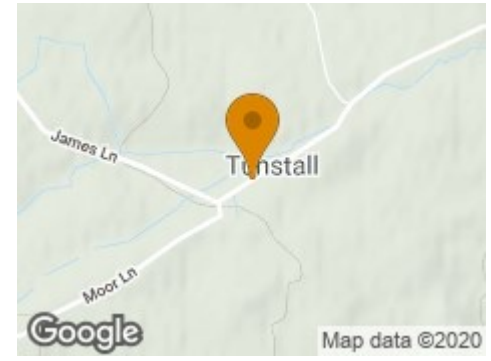
## Road Map



## Hybrid Map

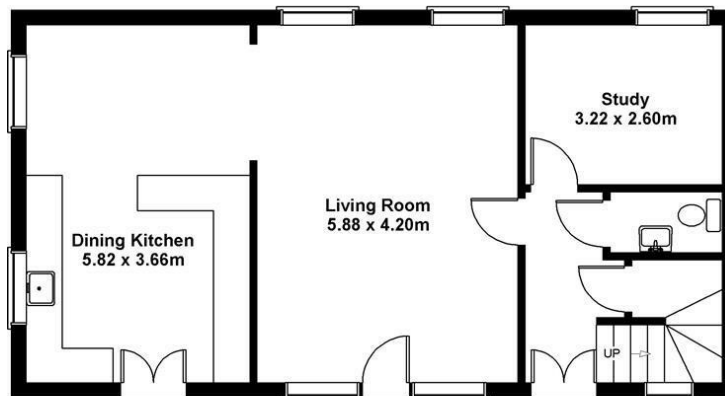


## Terrain Map

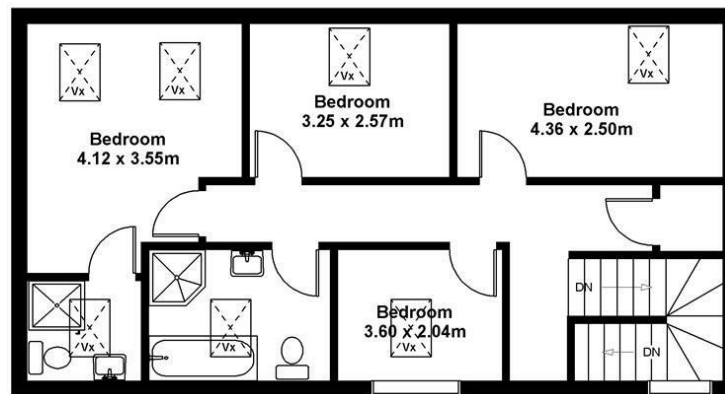


## Floor Plan

### Old Wesleyan Chapel, Tunstall



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
[www.potterplans.co.uk](http://www.potterplans.co.uk)

## Viewing

Please contact our Leyburn Office on 01969 600120 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

