



## 126b High Street

Northallerton, DL7 8PQ

£625 pcm

Available mid Nov, a one bedroomed recently renovated 1st floor apartment, finished to a very high standard and set in a convenient High Street location in the centre of Northallerton. Viewing by appointment only with the Agents.

- Recently Renovated
- Finished to a High Standard
- One Bedroom
- Electric Heating

**Tel: 01609 773004**

[www.youngsrps.com](http://www.youngsrps.com)

**youngsRPS** 

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#### COMMUNAL ENTRANCE

Accessed via glazed entrance door leading to communal hall and stairs to first floor. With window to rear, solid flooring, communal lighting and electric storage heater.

#### LIVING/DINING AREA

16' 3" x 14' 7" (4.95m x 4.44m) Accessed via a solid wooden door into the apartment, this generous open plan living/dining/kitchen area features high ceilings and freshly decorated, neutral painted walls. There are three large windows to the front, electrical storage heater and carpeted flooring.

#### OPEN PLAN KITCHEN

10' 2" x 8' 5" (3.1m x 2.57m) With window to rear. Newly fitted range of matt grey wall & floor units with wooden laminate roll edge worktop and inset stainless steel sink and drainer, soft closing drawers, space for fridge and plumbing for washing machine, built-under electric oven, hob and extractor over, wood effect lino flooring.

#### BEDROOM

12' 0" x 11' 8" (3.66m x 3.56m) A double room with ample space for bedroom furniture, large window to rear, electric storage heater and carpeted flooring.

#### BATHROOM

With newly fitted white suite comprising panelled bath with glazed screen and shower over, low flush WC, pedestal sink with tiled splashback, frosted glazed window to rear, part tiled walls, cement grey lino flooring and cupboard housing water cylinder.

#### AGENT'S NOTES

Council Tax Band TBC

#### EPC Rating D

#### RENT

Payable per calendar month.

#### DEPOSIT

£721.15

#### 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 6 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

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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