



## 11 Ben Hyde Way

Northallerton, DL7 8WA

£725 pcm

A Ground Floor 2 Bedroom apartment in a modern purpose built development on the outskirts of Northallerton. Internally the property is in very good decorative condition. Externally there is a designated parking space and a covered balcony patio area.

- Two Bedroom Apartment
- Ground Floor
- Two Bathrooms
- Central Location
- Designated Parking Space
- Balcony Patio Area

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## DESCRIPTION

A second floor apartment with two bedrooms in a modern purpose built development on the outskirts of Northallerton. Internally the property is in very good decorative condition. Externally there is a designated parking space, bin and recycling store and a covered balcony patio area.

## ENTRANCE HALL

There is a communal entrance with intercom, carpeted floors, meters and post boxes. Up two flights of stairs there is a UPVC front door of the property leading to a hallway with two storage cupboards and a wooden laminate floor

## KITCHEN/DINER/LIVING ROOM

18' 4" x 12' 2" (5.59m x 3.71m) A spacious open plan living kitchen with a range of white gloss wall and base units with contrasting wood effect laminate worktops. There is a stainless steel sink, laminate flooring and patio doors leading to a covered balcony area. Appliances include a built in fridge freezer, dishwasher, washing machine and a gas hob with oven and extractor over.

## BEDROOM 1

11' 4" x 9' 8" (3.45m x 2.95m) A good sized double bedroom with carpeted floors, useful recess for wardrobes and an ensuite bathroom. There is a window to the front.

## ENSUITE

A modern ensuite with a close coupled WC, pedestal wash basin, tiled shower with low profile shower tray and electric shower components. There is a tile effect vinyl floor covering.

## BEDROOM 2

11' 4" x 8' 6" (3.45m x 2.59m) Another double bedroom with carpeted floors and a window to the front.

## BATHROOM

A part tiled bathroom with white suite comprising a close coupled WC, pedestal wash basin and a bathtub. There is a laminate floor and a frosted window to the rear.

## OUTSIDE

From the kitchen there is a patio door leading to a small paved balcony area. To the front there is a car park with designated space and visitors parking. There is also a bins and recycling storage area.

## AGENT'S NOTES

Council Tax Band B

## EPC Rating B

**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 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 whatsoever in relation to this property.

## RENT

Payable per calendar month.

## DEPOSIT

£836.50 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.



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