



**BURNSIDE, MORTON ON SWALE,  
NORTHALLERTON  
PCM £1,200 PCM**



**Northallerton  
Estate Agency**



## Northallerton, DL7 9RF

**TO LET - A LOVELY PRESENTED, 4-BEDROOMED MID TERRACED TRADITIONAL VILLAGE COTTAGE WITH GAS CENTRAL HEATING PROPERTY IN THE SOUGHT AFTER VILLAGE OF MORTON ON SWALE. AN IDEAL FAMILY HOME. OFFERING COSY VILLAGE LIVING. AVAILABLE AFTER END OF OCTOBER.**

- FOUR BEDROOMS
- TWO BATHROOMS
- 2 RECEPTION ROOMS
  - OPEN FIRES
- PETS CONSIDERED UPON APPLICATION

- CLOSE TO VILLAGE SHOP
- COUNCIL TAX BAND C
- VILLAGE LOCATION
- OFF ROAD PARKING
- VERY SPACIOUS

The property comprises a traditional brick built with slate roof, mid terraced 4-bedroomed village cottage property which enjoys externally lawned gardens to front behind wrought iron railings whilst to the rear is a good sized yard and seating area with useful store shed. The property will come additionally with two designated parking spaces. Internally the property is well laid out and a spacious with a useful en suite bedroom to the first floor. The property is superbly presented and is available for early occupation.

### GENERAL REMARKS & STIPULATIONS

**RENT:**  
£1200 Per Calendar Month

**VIEWING:**  
By appointment with Northallerton Estate Agency – tel. no. 01609 771959.

**LOCAL DISTRICT COUNCIL**  
North Yorkshire Council, Civic Centre, Stone Cross, Northallerton – Tel. No. (01609) 779977.

**COUNCIL TAX BAND:**

Band C

### SERVICES

Mains water, electricity and drainage. The Tenant will be responsible for paying all mains services and fuel consumed on the property.

### REFERENCES

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person) which is to be completed and returned to them.

### DECORATION

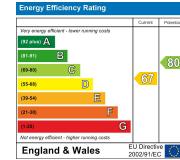
The property will be let on the understanding that no decoration is undertaken by the Tenant without the prior consent of the Landlord.

### BOND

The Tenant will be required to pay a Bond of £1380. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition, and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.



Call us to arrange a viewing on **01609 771959**



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: rentals@northallertonestateagency.co.uk

[www.northallertonestateagency.co.uk](http://www.northallertonestateagency.co.uk)

