



FLAT 2, REGENCY COURT, NORTHALLERTON
ROAD, LEEMING BAR, NORTHALLERTON
PCM £750 PCM



Northallerton
Estate Agency



Northallerton Road

Northallerton, DL7 9FF

TO LET - a spacious and well presented, two bedroomed ground floor flat with a modern kitchen and bathroom. Located in Leeming Bar and close to amenities as well as the A1. Wensleydale Railway near by. Parking outside.

Please call 01609 771959 to arrange a viewing.

- UPVC Sealed Unit Double Glazing
- Immaculately Presented Throughout
- Designated Private Parking (2 spaces)
- Council tax band B
- Gas Fired Central Heating
- Quality Fitted Kitchen & Bath/Shower Room
- Convenient & Quiet Location
- 2 bedrooms

Entrance Vestibule

3'10" x 3'5"

Picture window to front. Flush mounted ceiling light point. Through oak door to:

Living room

19'9" x 10'4"

Good space overall. Room nicely would delineate into sitting and dining areas. Twin windows to front. Double radiator. TV and telephone point. Two ceiling light point. Telephone intercom to the front. Door through to:

Kitchen

9'2" x 7'7"

With quality fitted kitchen comprising attractive modern range of base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Unit inset four ring Zanussi electric hob with Zanussi oven and grill beneath. Space and plumbing for washer, space for fridge freezer. Brushed steel extractor over hob with inset extractor and light. Wall mounted Baxi combination gas fired condensing boiler. Flush mounted ceiling light point. Under unit convection heater.

Off the Rear Recess is access to:

Bedroom No 1

12'5" x 9'7"

With double radiator. Ceiling light point. TV point.

Bedroom No. 2

10'11" x 9'5"

Ceiling light point. Radiator TV point.

Bathroom

7'7" x 6'7"

Wood effect vinyl floor. Inset ceiling light spots. White suite comprising panelled bath with shower panels around, wall mounted Bristan thermostatically controlled mains bar shower. Fitted pivoted glass shower screen. Matching pedestal wash basin with shower panel splashback. Duoflush WC. Mirror fronted bathroom cabinet with integral shaver light and socket. Extractor over bath.

General Remarks & Stipulations

VIEWING:

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

COUNCIL TAX BAND:

Band B

SERVICES

Mains water, gas, 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

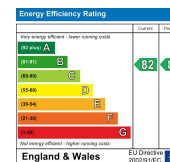
The property will be let on the understanding that no decoration is undertaken by the Tenant without the prior consent of the Landlord.

BOND

The Tenant will be required to pay a Bond of £800. 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.

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