



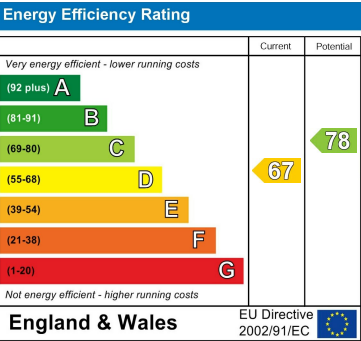
High Street, Rawcliffe, DN14 8QW
£875 Per Calendar Month


Bannister

High Street, Rawcliffe, DN14 8QW

Key Features

- OFFERED UNFURNISHED
- Attractive Cottage
- Central Village Location
- 2 Bedroom
- Large 4 Piece Bathroom
- Open Plan Living/Dining Room
- Fitted Kitchen
- Rear Garden + Garage
- Overlooking "The Green"
- EPC = D



OFFERED UNFURNISHED - A delightful period cottage-style property situated in the heart of Rawcliffe, overlooking the village green and within easy reach of the local amenities.

The property offers attractive accommodation throughout, successfully combining a wealth of traditional features with modern fittings. To the ground floor, there is a welcoming living room with an open archway leading through to the dining room, with the fitted kitchen situated off the dining area.

To the first floor are two well-proportioned bedrooms and a generous house bathroom fitted with a four-piece suite.

Externally, the property benefits from a larger-than-average rear garden, along with a single garage accessed from Riverside.





GROUND FLOOR

The ground floor accommodation briefly comprises of a welcoming living room with a wonderful view over 'The Green.' An open archway leads to a dining area of this open plan large room. A modern fitted kitchen includes an integral oven, hob and fridge freezer

FIRST FLOOR

On the first floor you have two bedrooms, the master is a generous double with the second also a double at the rear of the house. The large family bathroom has a 4 piece suite with a bath and separate shower cubicle, WC and wash hand basin

OUTSIDE

To the rear of the cottage is a larger than average garden with two patio/seating areas. There is also a single garage which is accessed from Riverside

ACCOMMODATION

The property is arranged over two floors and comprises:

LIVING ROOM

12'1" x 13'1" (3.7m x 4m)

DINING ROOM

13'1" x 9'10" (4m x 3m)

KITCHEN

12'5" x 6'6" (3.8m x 2m)

FIRST FLOOR

BEDROOM 1

13'1" x 11'1" (4m x 3.4m)

BEDROOM 2

13'1" x 7'10" (4m x 2.4m)

BATHROOM

12'5" x 6'6" (3.8m x 2m)

TENANCY INFO

The tenancy will be an Assured Periodic Tenancy (APT).

Bond/Deposit equal to One Month's rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

COUNCIL TAX

From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser

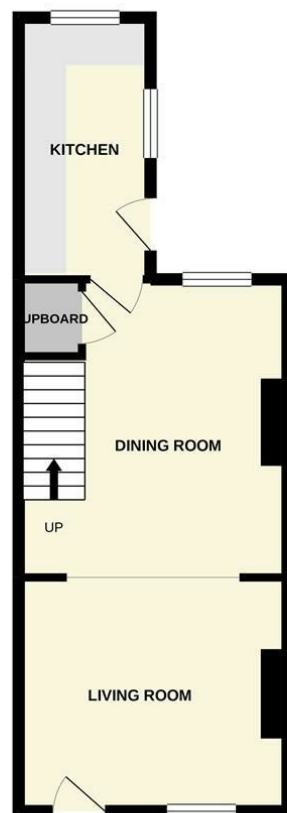
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

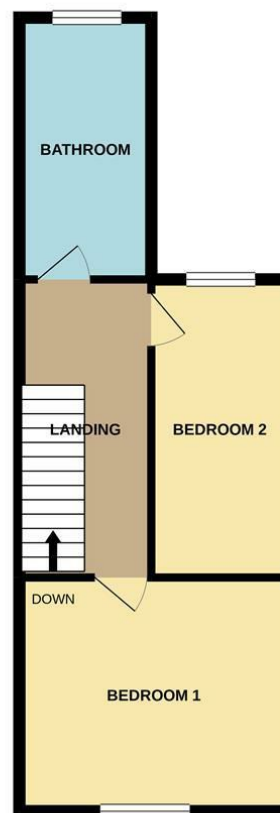




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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