



110 Valley Road

Northallerton, DL6 1SH

£500 Per month



**** 1 BED GROUND FLOOR FLAT **** Open plan Living/Kitchen Area | Bedroom | Shower Room | Double Glazing | Electric Heating | Outside Space | Off Road Parking

The property comprises of a communal entrance hall leading to the entrance door for the flat. The entrance door opens into an open plan living/kitchen area. Door opens into a bedroom with further door opening into a shower room.

There is a lawned area to the rear of the property with a car parking area to the side.

The property benefits from uPVC double glazed windows and electric heating.



Important Information

Deposit - £575

Sorry, strictly no pets.

Council Tax Band A

Deposit - the deposit is refundable at the end of the tenancy, subject to the property being left in the same condition as when it was taken.

Property Holding Fee - £115 is required at application stage to secure the property. This is not an additional fee but rather will be deducted from the first months' rent at the outset of any successful tenancy. The fee will be refunded if we are unable to proceed with your application, e.g. due to references. If however you decide not to proceed for any reason we will retain this fee. Similarly, the fee will be retained if you fail Right to Rent checks, or if you have provided false or misleading information, or where you do not provide relevant information to assess your application.

On applying for a property we require a completed application from all persons on the tenancy agreement along with a deposit and photo ID. If a guarantor is required, an application is required from the guarantor along with photo ID.

If you wish to take a tenancy, we require credit, employers, and landlord references. As a rough guide we recommend that the tenant's gross salary is equivalent to at least two and half times the monthly rental income. Tenants are usually required to be prior residents in the UK for at least 6 months. Where a Tenant is unable to meet the required income or credit checks, the Tenant may possibly have a Guarantor agree to underwrite any rent liabilities.

Rent is due in advance. The first month's rent must be paid in advance with cleared funds upon moving into the property. Further rental payments are due by standing order.

Rent is exclusive of all services and taxes unless otherwise stated.

Where the tenants have requested a change in the tenancy (such as swapping tenants), the landlord will charge a fee of £50 (including VAT) to make this change.

Living/Kitchen Area

14'7" x 8'7" (4.46 x 2.62)

uPVC double glazed window to rear elevation. Electric heater. TV and telephone point. Fitted in a range of modern grey glazed base and wall mounted units with work surfaces. Built-in electric oven with ceramic hob and extractor hood over. Built-in washing machine. Built-in fridge. Sink with mixer tap. Laminate flooring. Folding door opens into,

Bedroom

14'7" x 8'7" (max) (4.46 x 2.62 (max))

uPVC double glazed window to side elevation. Wall mounted electric heater. Telephone point. Folding door opens into,

Shower Room

7'8" x 3'4" (2.36 x 1.04)

Corner shower cubicle with electric shower. Hand basin on vanity unit with cupboard below. Low level WC. Chrome ladder style heated towel rail. Extractor fan.

Outside

Open plan lawned area to rear of property with car parking to the side providing ample parking.

Area Map

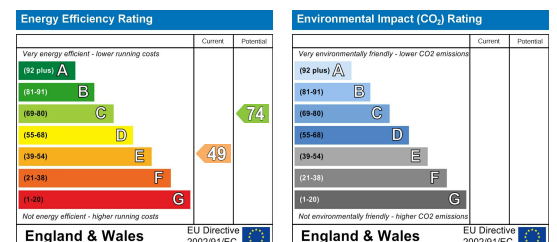


Floor Plans

Ground Floor



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.