



21 MILL TERRACE

Great Ayton, North Yorkshire TS9 6PF



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situated in the popular village of Great Ayton, this cosy, two bedroom, mid-terrace stone-built cottage is available to let unfurnished. The manageable living accommodation comprises living room with open fire, kitchen with appliances, two bedrooms and bathroom with shower over bath. Externally, there is a small yard to the rear which leads to a further small lawned area. The property is warmed by gas fired central heating, with double glazed windows throughout. Long term availability.



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26-28 High Street, Stokesley, North Yorkshire, TS9 5DQ

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GSCGRAYS.CO.UK



Location

Stokesley 2.8 miles, Middlesbrough 8.2 miles, Yarm 13.4 miles, Northallerton 17.8 miles, Darlington 22.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

Amenities

Centred on the banks of the River Leven, the picturesque village of Great Ayton has two village greens together with a good mix of shops, tea rooms, Discovery Centre/library, restaurants, cafes and public houses - not forgetting the well-known Suggitt's Ice Cream Parlour. Leisure amenities include tennis courts, a bowling green, bridle paths, cycle tracks, cricket and football pitches. There is also a train station.

Description

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Living Room

Cottage-style living room with open fire, exposed brick surround and wooden beamed ceiling. UPVC double glazed window to front and panel glazed door leading to kitchen.

Kitchen

Oak-style wall and base cupboards, drawers, glass and open display units, roll edged laminate work tops, stainless steel single drainer sink unit with mixer tap over, tiled splash backs, ceramic tiled flooring, painted wooden beams to ceiling, uPVC double glazed window to rear and door to the rear yard. Integrated appliances include ceramic hob and electric oven with extractor fan over, fridge, freezer and free standing washing machine.

Bedrooms

Bedroom 1 - uPVC double glazed window to front, built-in over stairs wardrobe and built in alcove cupboards. Space for a double bed.

Bedroom 2 - uPVC double glazed window to rear. Space for a single bed.

Bathroom

Coloured suite comprising panel bath with glazed shower screen and electric shower over, close coupled w.c, pedestal wash hand basin, tiled splash backs and uPVC double glazed window to rear.

Externally

Rear yard with steps leading to a further small lawned area.

Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy at a rental of £675 per calendar month payable in advance by standing order. In addition, a bond of £778 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.


References

The landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurances

Tenants are responsible for the insuring of their own contents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.