



GSC GRAYS

PROPERTY • ESTATES • LAND



4, West Courtyard

Hornby, North Yorkshire, DL8 1DG

£820 Per Calendar Month



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Description

A three bedroom barn conversion which has been finished to a very high standard which is being offered to let on a minimum 12 month basis. The property is well located with good access to the rural locality and commuting facilities beyond.

Open Plan Living/Dining Room

A large open plan, dual aspect room with windows looking over the front lawned area and French doors opening out to a stone patio. The floor area is oak with underfloor heating and there is an oak staircase leading to the first floor. There is a multi fuel stove set in a chimney breast on a stone hearth. There is a utility cupboard with double opening doors with plumbing and space for an automatic washing machine. From here an opening and steps lead down to the kitchen.

Kitchen

With stone flooring and underfloor heating. There is a range of fitted wall and floor cupboard units with solid wood frontage and granite work surfaces over incorporating a Belfast sink, electric oven, electric hob, dishwasher and fridge. There are french doors opening to the courtyard.

First Floor Landing

With a built-in cupboard. From here there is access to all three bedrooms and the bathroom/WC.

Bedroom One

A double bedroom with views over the fields to the front.

Bedroom Two

A double bedroom with views over the rear courtyard.

Bedroom Three

A single bedroom with views over the front.

Bathroom/WC

Travertine tiled walls and floor. There is a white suite

comprising panel bath, pedestal hand wash basin with an illuminated vanity mirror above, low level WC and step-in shower cubicle.. There is a heated towel rail.

Externally

To the front of the property there is a lawned area with stone steps leading up to the front door. To the rear of the property there is an enclosed courtyard which is accessible from both the living/dining room and the kitchen. From here a pathway leads up to the parking area. Within the parking area there is a stone out house which has a dipstick for the oil tank. The oil tank is subterranean and is below the car parking space.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental of £820 per calendar month, payable in advance by standing order, In addition, a bond of £946 shall be payable prior to occupation. The rent includes the Service Charges to Hornby Park Estate Management.

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 past 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.

References

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

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property. Pets shall not be kept at the property without prior consent from the landlord, which will be subject to separate rental negotiation.

Local Authority and Tax Band

Richmondshire District Council. Council Tax Band C.

Services and Other Information

The property is served by oil fired central heating. The boiler is external. The oil tank is underground and is located within the parking area. The terms of the tenancy are that the oil tank is on a full to full basis.

There is a headlease which all occupants are to adhere to.

Particulars

The particulars were written and photographs taken in December 2019

Disclaimer

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.



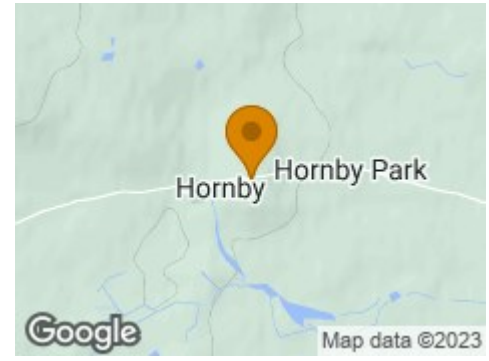
Road Map



Hybrid Map



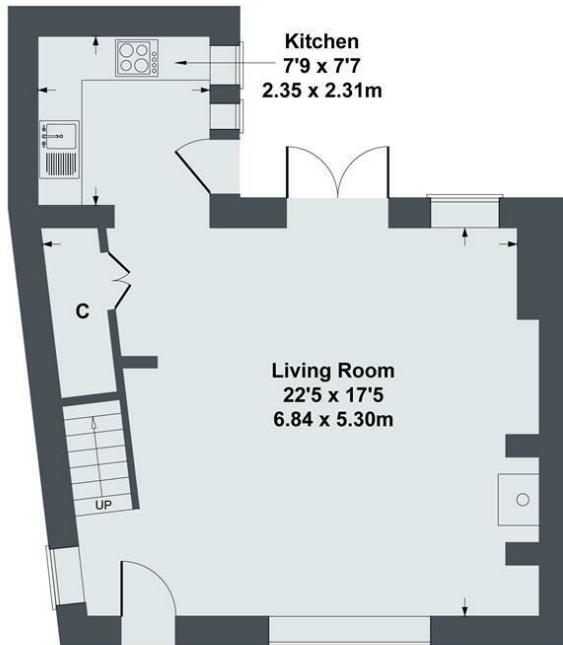
Terrain Map



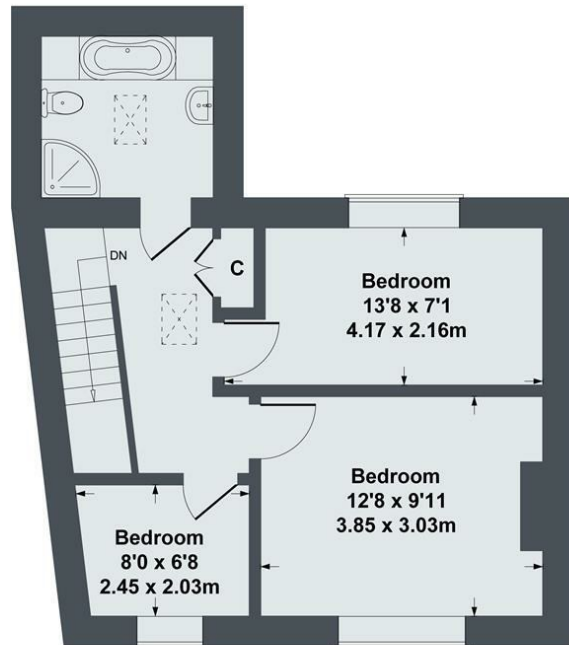
Floor Plan

4 West Courtyard, Hornby

Approximate Gross Internal Area
872 sq ft - 81 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Viewing

Please contact our Leyburn Office on 01969 600120 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

