



HALL FARM CARLTON-IN-CLEVELAND



GSC GRAYS

PROPERTY • ESTATES • LAND

HALL FARM CARLTON-IN-CLEVELAND

North Yorkshire, TS9 7BB

A rarely available country home in the heart of the exceptional village of Carlton in Cleveland. Hall farm is a substantial family home with five impressive reception rooms and five bedrooms full of character and overlooking large lawned gardens to the front and gated parking and courtyard to the rear. Available unfurnished and presented to a high standard throughout Hall Farm also benefits from a large double bay open-fronted timber garage with a secured storage facility. Positioned tucked neatly away from the road and yet perfectly accessible to the village and all it has to offer. A virtual viewing is available online and further details and physical viewings are available on request via the Agent.



5&6 Bailey Court, Colburn Business Park, Richmond,
North Yorkshire, DL9 4QL
01748 897629
lettings@gscgrays.co.uk
GSCGRAYS.CO.UK



Location

Carlton-in-Cleveland lies off the A172 Thirsk Road within easy travelling distance of Stokesley, the A19 and Teesside. The North Yorkshire Moors National Park lies to the south, offering a wonderful backdrop of the Hambleton Hills.

Amenities

Carlton is a pretty and picturesque village within the North York Moors National Park, offering a primary school, church and the Blackwell Ox public house. It is a popular base for accessing the National Parks, either on foot, by car or by bike, and retains a large number of sandstone properties.

Description

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Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental of £2,500 per calendar month payable in advance by standing order. In addition, a bond of £2,884 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.



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 the prior written consent of the landlord, which will be subject to separate rental negotiation.

Local Authority and Council Tax

Hambleton District Council - Telephone: 01609 779977 - Council Tax Band - F

Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629

Particulars and Photographs

Particulars updated November 2023.

Photographs taken October 2022

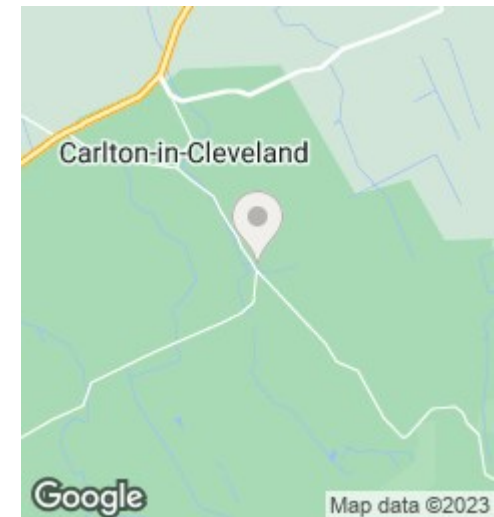
Disclaimer

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
	58	74



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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