



3B NORTH ROAD

Stokesley, North Yorkshire TS9 5DU



GSC GRAYS
PROPERTY • ESTATES • LAND

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Stokesley, North Yorkshire TS9 5DU

This well presented, two bedroom, semi-detached home is situated on North Road, just a short walk to Stokesley High Street. The accommodation briefly comprises an entrance hall, breakfast kitchen, living room, good sized master bedroom, second single bedroom and house bathroom. Externally, there is off-road parking and a small gravelled courtyard. Long term availability.



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Situation and Amenities

This historic Georgian market town has stunning views of the Cleveland Hills and is situated on the River Leven. The cobbled high street is bustling with individual shops, restaurants, public houses and cafes. In addition to a weekly market and a monthly farmers' market, Stokesley plays host to the annual agricultural show. The town also has a library, health centre, hotel, cricket and football pitches, golfing range, leisure centre with swimming pool, art society, film club, gardening club, primary and secondary schools and several churches.

Northallerton 15.2 miles, Yarm 8.6 miles, Middlesbrough 9.3 miles, Darlington 23.8 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.

Accommodation

Entrance hall with radiator and doors to the living room and kitchen/breakfast room. The kitchen is fitted with a range of floor and wall mounted units, fitted oven and four-ring gas hob, extractor fan, space for a fridge and freezer, storage cupboard, plumbing for a washing machine, central heating boiler, radiator and windows to the front and side. The living room has two windows to the side, stairs to the first floor, under-stairs storage and radiator.

The first floor landing has doors to two bedrooms and the bathroom. Bedroom one has a radiator and windows to the side and rear. Bedroom two has radiator and window to the front. The bathroom is fitted with a white suite and comprises of a low-level w.c., pedestal hand wash basin, panelled bath with shower over and screen, radiator and window to the side.

Externally, the property benefits from off-road parking which can be accessed via a shared lane just off North Road. There is a small gravelled courtyard.

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.

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

North Yorkshire Council. Tel: 0300 121 2 131

For Council Tax purposes the Band is C.

Services and Other Information

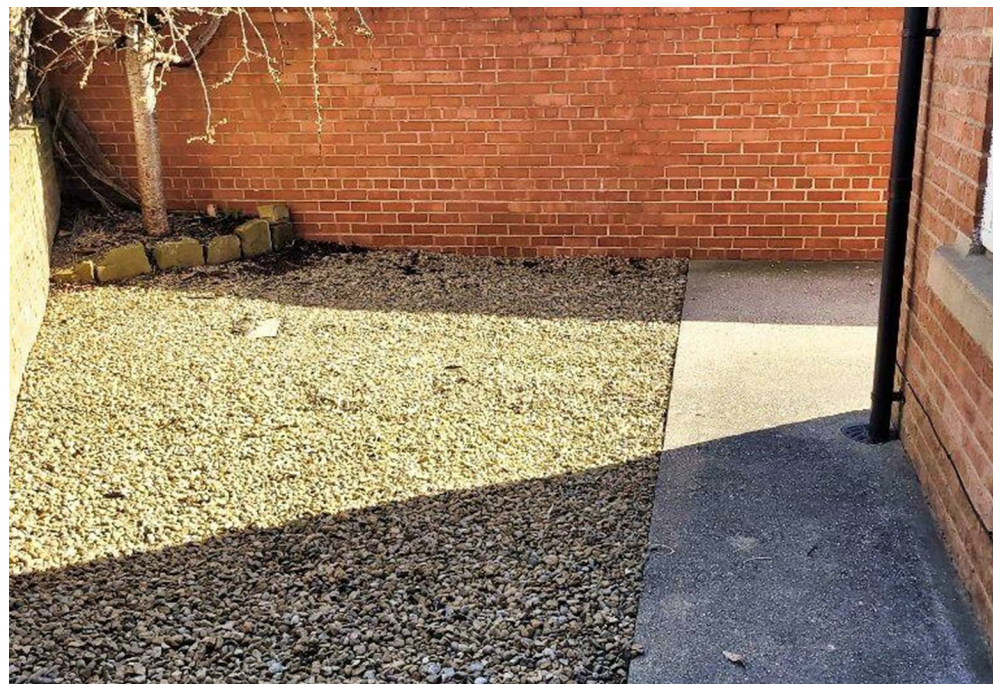
The property is served by Gas Fired Central Heating with mains electricity, water and drainage connected.

Particulars and Photographs

Particulars written March 2024.

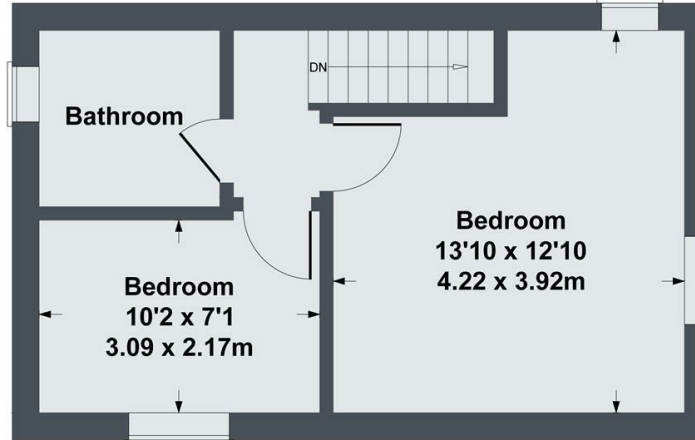
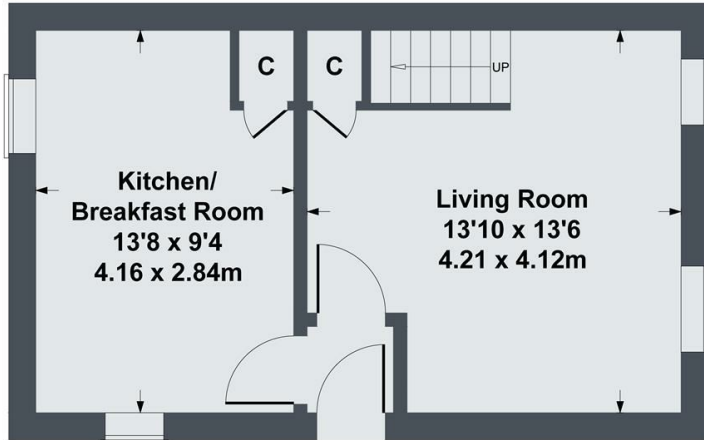
Photographs taken October 2023 and March 2024

Disclaimer



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Approximate Gross Internal Area
646 sq ft - 60 sq m

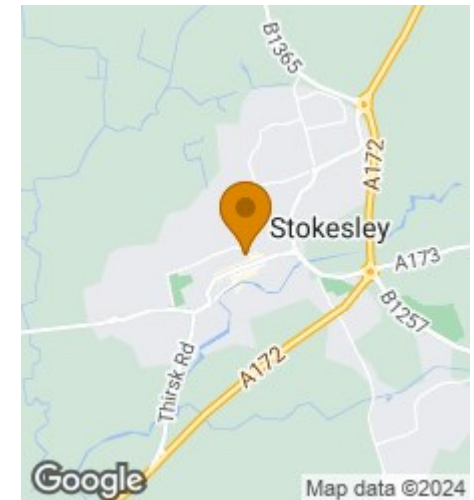


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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	



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.