



# 21 WEST END

Stokesley, North Yorkshire TS9 5BL

GSC GRAYS  
TO LET  
01462 77072  
www.gscgrays.co.uk



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# 21 WEST END

Stokesley, North Yorkshire TS9 5BL

This one-bedroom, mid-terraced cottage is located on West End, just a short walk from Stokesley High Street. The accommodation briefly comprises living room, kitchen with appliances, lean-to sun / store room, double bedroom and bathroom. Externally, there is a pleasant courtyard-style rear garden, with a brick-built outbuilding. To let on an unfurnished basis. Warmed via a gas central heating system and aided by secondary glazing to the front aspect.



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4QL

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GSCGRAYS.CO.UK

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### Situation & Amenities

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.

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.

### Accommodation

The main entrance to the property leads into the living room, which has a blocked-off fireplace with tiled base and storage either side, radiator, stairs to the first floor, door to the kitchen and window to the front. The Kitchen has a wide range of modern floor and wall mounted units, fitted washing machine, one and a half bowl stainless steel sink and draining unit, fitted fridge, electric oven and hob with extractor fan over, down lights and window and door to the rear sun room. There is a sun room of wooden construction, with a radiator and door leading out to the rear yard. The first floor landing opens straight up to the master bedroom, which has a radiator, door to the bathroom and window to the front. The bathroom has low-level W.C pedestal hand wash basin, large built-in storage cabinet with shelving and gas central heating boiler, panelled bath with shower and screen, wall-mounted heated towel rail and window to the rear. Externally there is an access gate to the rear, where there is a small area of paved patio from which to enjoy the sunshine, with a brick-built outbuilding.

### Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for an initial term of six months at a rental of £650 per calendar month payable in advance by standing order. In addition, a bond of £750 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.

### Viewings

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

### 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 & 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.

### Services and other Information

The property is served by gas fired central heating with mains drainage, water, electricity and gas.

### Local Authority

Hambleton District Council. 01609 779 977.

For Council Tax purposes the property is banded A

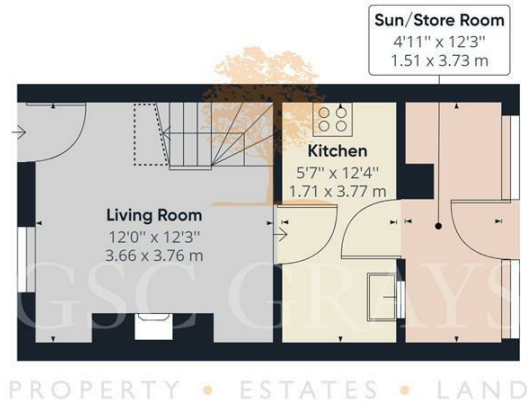
### Particulars and Photographs

Particulars updated March 2022

Photographs taken March 2024

### Disclaimer





Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
462.92 ft<sup>2</sup>  
43.01 m<sup>2</sup>

**Reduced headroom**  
11.28 ft<sup>2</sup>  
1.05 m<sup>2</sup>

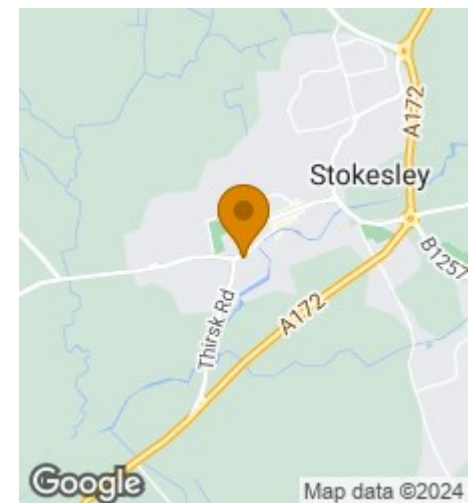
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            | 90        |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  | 62                         |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>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.