



GSC GRAYS

PROPERTY • ESTATES • LAND



6, The Mount

Leyburn, North Yorkshire, DL8 5JA

£1,100 Per Calendar Month



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Situation & Amenities

A period town house offering super family living accommodation within walking distance of the schools and shops. The accommodation is arranged over three storeys and comprises entrance porch and hall, through living/dining room, conservatory, utility room, cloakroom/WC, four bedrooms, study and bathroom/WC. There is a rear courtyard and garden, plus workshop and car port.

Ground Floor Accommodation

The property is entered via a half stained glass front door with leaded lights above into the entrance porch and hall. The entrance hall has original features including cornice to ceiling and a spindle staircase with newel post. From here there is access to the through living/dining room, the kitchen and an understairs cupboard. The living/dining room has an arched divide. The living room has a bay window, decorative plaster fire surround with tiled inset and hearth and coal effect fitted gas fire in an open grate, display plinths to each alcove. The dining room has a period fire surround with feature inset and hearth and there are fitted book shelves to one alcove. French doors open to the conservatory. The kitchen is fitted with a range of wall and floor cupboards incorporating a gas hob set within a recess with feature timber surround, integrated electric oven and inset single drainer sink unit. From here there is an opening directly through to the garden room and a door through to the utility room. The utility room has a Belfast sink unit, gas central heating boiler and some useful cupboards. From here there is a door to a cloakroom/WC the rear courtyard.

First Floor Accommodation

There is a large landing with an understairs cupboard and a concealed staircase to the top floor bedroom. From here there is access to three bedrooms, the study and the bathroom/WC. The bedrooms are all double with two having fitted wardrobes. The study has a fitted desk and shelving. The bathroom/WC has a white suite comprising a wood panel bath with electric shower over, pedestal wash hand basin and low level WC.

Second Floor Accommodation

There is another double bedroom on the second floor which has its own staircase and a Velux roof light each side. There is a good range of fitted cupboards within this room and an electric wall heater.

Externally

To the front of the property there is a lawn with a flagged pathway to the front door. To the rear of the property there is a courtyard area with a stone and timber separation to a raised lawn and a further raised terrace at the other end of the garden. In addition, there is a useful workshop and car port.

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.

References

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

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 figure of £1100 per calendar month, payable in advance by standing order. In addition, a Bond of £1269 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.

Local Authority and Tax Band

Richmondshire District Council. Tel: 01748 829100.
The property is banded D.

Services and Other Information

The property is served by gas fired central heating.

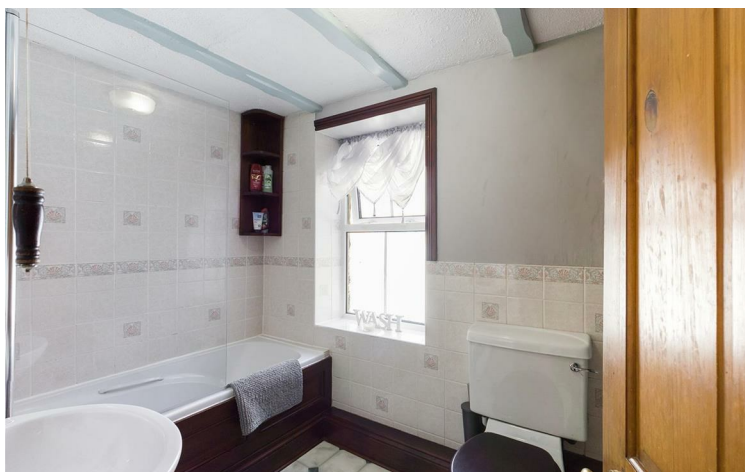
Insurance

Tenants are responsible for the insuring of their own contents.

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ivy Lea, 6 The Mount, Leyburn

Approximate Gross Internal Area
1668 sq ft - 155 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

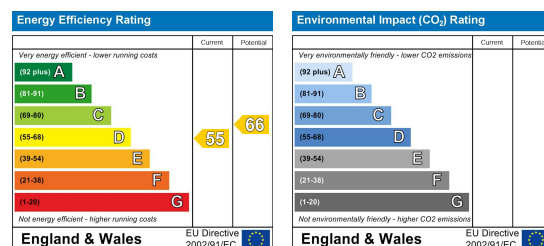
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Viewing

Please contact our Richmond Office on 01748 829217 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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