



PARK HOUSE, GROUND FLOOR FLAT

Thorp Perrow, Bedale, North Yorkshire DL8 2PT



GSC GRAYS

PROPERTY • ESTATES • LAND

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A ground floor apartment, situated within a lovely setting, forming part of the Thorp Perrow Estate, yet tucked away from the Arboretum. This is a two bedroom, property with a sitting room overlooking the open grounds and a breakfast kitchen with freestanding white goods. There is also the added benefit of two storage outbuildings and a substantial, detached garden, within a private location overlooking woodland. The property is available immediately and ideally the landlord is seeking long term tenant. There is also the possibility of some stabling and paddock land available subject to separate negotiation.



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Situation and Amenities

Located within a rural setting, near Thorp Perrow Arboretum, approximately 2.5 miles from Bedale, with a wide variety of amenities on offer, including independent and national shops and eateries. The nearby villages of Snape and Thornton Watlass have public houses and active village communities. The property has good access to the A1 (M) for links across the region, as well as mainline railway station at Northallerton. The property is also within easy access to the Yorkshire Dales National Park and the market towns of Leyburn, Northallerton, Ripon and Richmond.

Accommodation

A partially glazed front door leads into an entrance hallway, with doors leading to the sitting room, kitchen, two bedrooms and the house bathroom. The kitchen has a range of wall and base units with wooden frontage and granite effect work surfaces, a free standing cooker, stainless steel sink with mixer tap and drainer. Cupboard housing the washing machine there is space for a dining table and door to the rear and a window overlooking the storage sheds. The sitting room with a window overlooking the front and radiator. Both bedrooms are double rooms bedroom one overlooks the front and bedroom two overlooks the rear. The Bathroom has a P-shaped bath with shower above, pedestal wash hand basin, low level WC and extractor fan.

The property benefits from a private garden and two useful outbuildings allowing for storage. The garden area is mainly laid to lawn and is detached from the property. There is also the possibility of some stabling and paddock land available subject to separate negotiation.

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 £750 per calendar month, payable in advance by standing order. In addition, a Bond of £865 shall also be payable prior to occupation.

References

GSC Grays will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

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.

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.

Services and other Information

Mains electricity, drainage and water. Oil fired central heating.

Local Authority and Tax Band

Local Authority is Hambleton.

The property is banded B.

Viewings

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

Particulars and Photographs

The particulars were amended December 2023

The photographs taken in October 2022.

Disclaimer

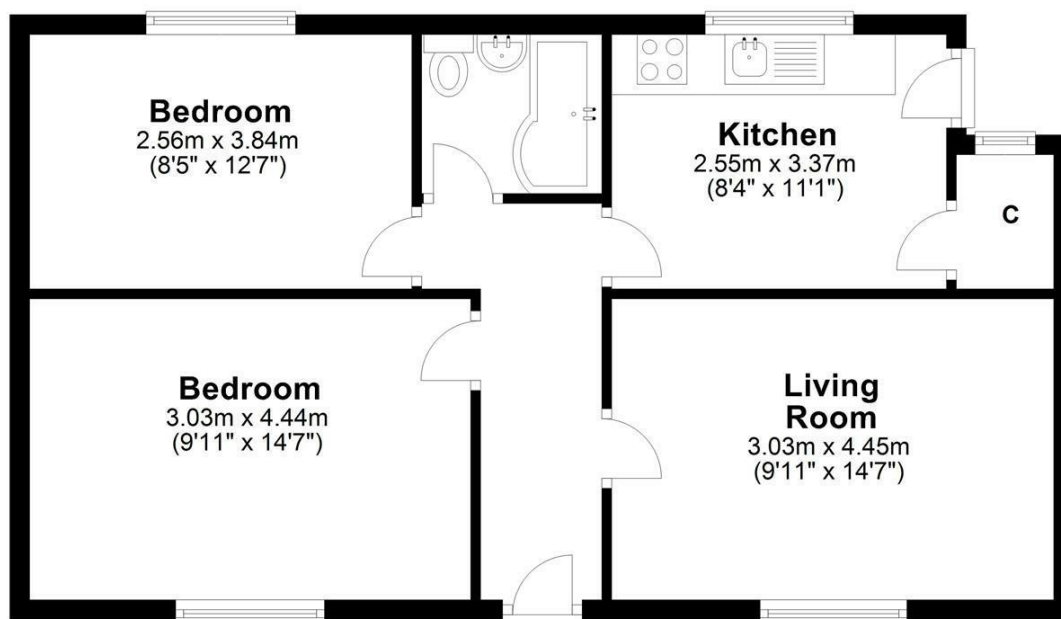
GSC Grays gives notice that:

- 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.




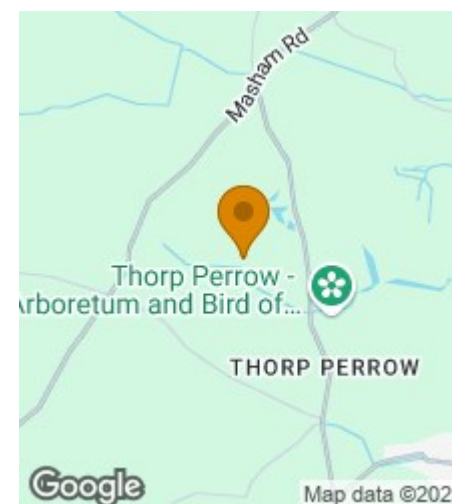
Park House Flat Thorp Perrow

Total area: approx. 61.1 sq. metres (657.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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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.