



ILLMAN HOUSE 5 HOWARD COURT

Scorton, Richmond, North Yorkshire DL10 6SZ



GSC GRAYS

PROPERTY • ESTATES • LAND

ILLMAN HOUSE, 5 HOWARD COURT

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Situated within a modern development in the popular village of Scorton and available to let either part or unfurnished. Benefiting from neutral and modern decor throughout, this well presented three bedroom, mid terrace home is available to let immediately. The property briefly comprises: entrance porch, living room, dining kitchen, three bedrooms and bathroom, garden, garage and parking.



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Description

Situated within a modern development in the popular village of Scorton and available to let unfurnished. Benefiting from neutral and modern decor throughout, this well presented three bedroom, mid terrace home is available to let from the beginning of January. The property briefly comprises: entrance porch, living room, dining kitchen, three bedrooms and bathroom, garden, garage and parking.

Accommodation

With a solid wooden door and window to side with door leading into the living room. The Living room has a feature electric fireplace with a granite hearth and wooden surround, sash window to the front, under stairs storage cupboard and door leading into the dining kitchen. The Kitchen is fitted with a good range of wall and base units with off white frontage and wood effect surfaces with integrated fridge/ freezer, washing machine, 1 1/2 sink with mixer tap, electric fan oven and induction hob with stainless steel extractor fan. Window overlooking rear garden, night storage heater, space for dining table and door leading to inner hallway which has stairs leading to first floor, window to rear and partially glazed door to rear garden.

To the first floor the upper landing has access to the loft, airing cupboard housing the hot water cylinder, doors leading to the bedrooms and bathroom. Bedroom one is a large master bedroom with window to the front and night storage heater. Bedroom two is another double room with rear aspect and night storage heater. Bedroom three is a single with front aspect. The Family bathroom with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and low level W.C, window to rear.

To the front of the property there is a open lawn with a paved pathway leading up to the front door and a flower bed. There is allocated parking for one vehicle. To the rear of the property there is a low maintenance gravelled garden, patio seating areas, timber fenced boundaries and pathway leading round to the garage block. There is a flower bed housing some mature shrubs and a tree and an external water rap. There is a single garage with up and over door forming a block which is accessed by a separate entrance to the main courtyard.

Terms and Conditions

The property shall be let partly furnished or unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental of £750 per calendar month, payable in advance by standing order, In addition, a bond of £865 shall 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 past 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.

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

Local Authority & Council Tax Band

Richmondshire District Council. Council Tax Band C

Services and Other Information

The property is served by night storage heating.

Viewings

Please contact our Leyburn Office on 01969 600120 if you wish to arrange a viewing appointment for this property or require further information.

Particulars and Photographs

The particulars were updated April 2025

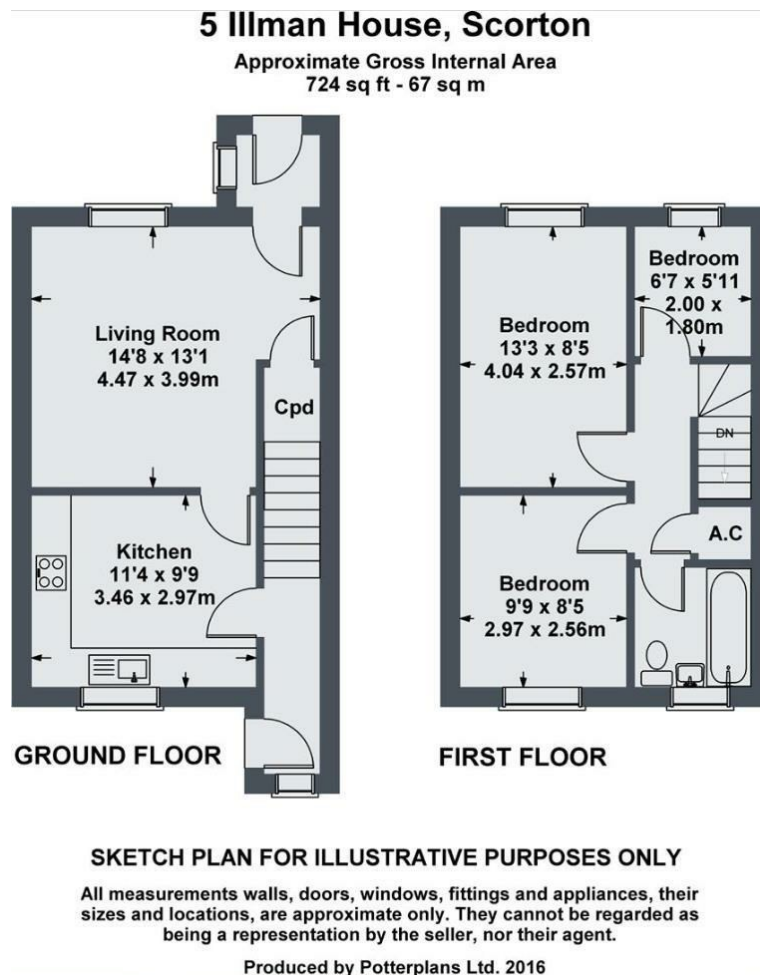
Photographs taken in September 2022.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	63	
(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.