



## 8 ST. CUTHBERTS CLOSE

Colburn, Catterick Garrison, North Yorkshire DL9 4WF



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 8 ST. CUTHBERTS CLOSE

Colburn, Catterick Garrison, North Yorkshire DL9 4WF

A modern mid link house with accommodation laid over three storeys and briefly comprising; living room, inner hall with cloakroom/WC, breakfast kitchen with French doors to a graveled garden, two first floor bedrooms, house bathroom/WC and third second floor bedroom.  
There is on-site parking for one/two cars to the front.



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### Accommodation

Living room with useful understairs storage cupboard. From here a door opens into an inner hall and from here is a return staircase to the first floor landing and a cloakroom/WC. With a modern white suite comprising pedestal wash hand basin, low level WC. The dining kitchen is a pleasant room with French doors opening out to a rear courtyard garden. There is a range of built-in wall and floor cupboards incorporating a gas hob with extractor hood above, double electric oven, inset one and a half drainer sink unit and slimline dishwasher. The combi-boiler situated behind one of the cupboards and there is space and plumbing for an automatic washing machine.

On the first floor the landing has access to the second floor, bedrooms two, three and the bathroom/WC. Bedroom two is a double bedroom with views over the front drive. The bathroom fitted with a modern white suite with panel bath with glass screen and electric shower over, pedestal wash hand basin and low level WC and bedroom three is situated to the rear of the property.

The second floor leading to bedroom one being a large double bedroom with a useful store cupboard.

Externally, to the front of the property there is a driveway allowing on-site parking and to the rear of the property there is an enclosed gravelled patio garden.

### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one week's 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 month's 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.

### 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 £800 per calendar month, payable in advance by standing order. In addition, a Bond of £923 shall also be payable prior to occupation.

### 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.

### Services and Other Information

The property is served by gas fired central heating and is double glazed.

### Local Authority and Tax Band

Richmondshire District Council. Tel: 01748 829100.

The property is banded C.

### Viewings

Strictly by appointment only via the Agents GSC Grays Tel: 01748 897629

### Particulars and Photographs

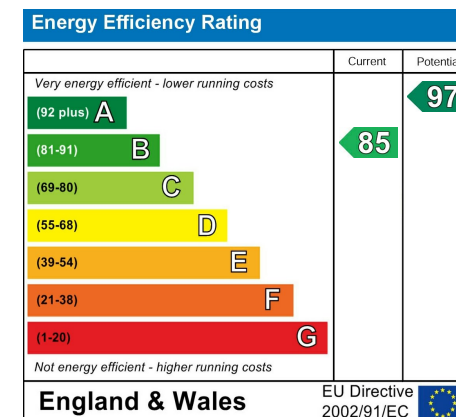
Particulars updated April 2024

Photographs taken May 2021

### Disclaimer

GSC Grays gives notice that:





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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.