



12 KNAITH CLOSE

Yarm, Stockton On Tees TS15 9TL



GSC GRAYS

PROPERTY • ESTATES • LAND



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# 12 KNAITH CLOSE

Yarm, Stockton On Tees TS15 9TL

A well-presented three-bedroom, semi-detached home with a modern kitchen, gas central heating, and located in a popular Yarm cul-de-sac with a driveway and good-sized rear garden. The property is available early January 2024.

Unfurnished.



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**Location and amenities**

Middlesbrough 8.4 miles, Darlington 11.8 miles, Stokesley 14.4 miles, Northallerton 16.5 miles, Thirsk 20.5 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: Durham Tees Valley, Newcastle and Leeds Bradford.

Yarm High Street has a range of Georgian-style old buildings with red pantile roofs and cobbled parking areas, which create a charming atmosphere with an abundance of visual appeal. With a wide variety of shops, restaurants and pubs, as well as a garage, churches and health centre, Yarm has long been a vibrant and popular destination for both shopping and socializing. There are primary schools, Conyers mixed comprehensive school and the independent Yarm School.

**Accommodation**

Front entrance into the hallway with access into the kitchen with a range of floor and wall-mounted units, space for utilities, tiled splash areas, gas central heating boiler, window overlooking the front garden and doorway leading out to the ll side of the property. The living room has two radiators, an electric fireplace with surround and mantel over, stairs to the first floor and two windows overlooking the rear garden. On the first floor the landing has access to the loft and radiator. Three bedrooms are located on the first floor along with the family bathroom.

**Externally**

To the front, there is an area of lawn and driveway leading to the side of the property behind a low-level gate providing off-road parking. The rear garden is mainly laid to lawn and is fully enclosed by fencing.

**Terms and Conditions**

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental of £875 per calendar month inclusive of estate maintenance, window cleaning and front garden maintenance, payable in advance by standing order. In addition, a bond of £1009 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.

**Local Authority and Council Tax**

Stockton on Tees Borough Council. Council tax band B.

**Viewings**

Strictly by appointment with GSC Grays 01748 897629

**Particulars and Photographs**

Particulars prepared December 2023

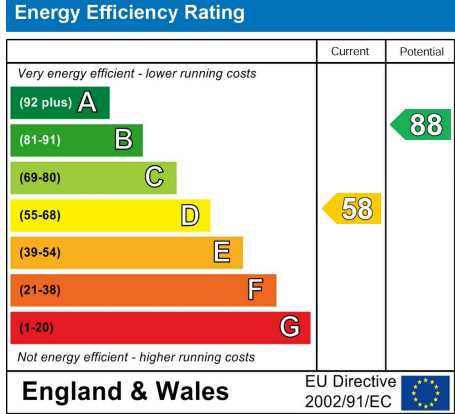
Photographs taken December 2023

**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.
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.





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