



# 1 BAYNARD COTTAGE

Crathorne, Yarm, North Yorkshire TS15 0BA



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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A three bedroom semi detached property in the village of Crathorne within a 10 minute drive to the popular market town of Yarm.

The accommodation briefly comprises of: two reception rooms, kitchen, utility room, downstairs WC ,three bedrooms, family bathroom, garden to the front and rear and off street parking.



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Location and Amenities

The village of Crathorne benefits from local amenities including a village shop, cricket field and, church. As well as the well-renowned pub The Crathorne Arms and the popular Five Houses farm shop and kitchen restaurant. Crathorne is situated close to the popular market town of Yarm, which has a wide variety of shops, restaurants and pubs, a garage, churches, health centre, primary schools, Conyers mixed comprehensive school, and excellent independent schools in both Yarm and Eaglescliffe.

The nearby A19, A66 and A1 provide good road links to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services are available from nearby train stations Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

Description

Spacious reception room with log burner and large bay window. There is a second good sized reception room. The kitchen is fitted with base and wall units with contrasting work surfaces. The layout incorporates a stainless steel sink; electric oven, hob with extractor and under counter fridge There is a utility room with downstairs W.C.

Upstairs, the property benefits from two good-sized double bedrooms along with a smaller single bedroom/ office and a family bathroom with shower over bath.

Externally, there is a garden surrounding the property, with off street parking for two cars.

Terms and Conditions

The property shall be let unfurnished on Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £925 per calendar month, payable monthly in advance by standing order. In addition, a deposit of £1,067 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.

References

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

Smoking and Pets

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation. Smoking is prohibited inside the property.

Local Authority and Council Tax

North Yorkshire Council (Hambleton)  
The property is a Band C for Council Tax

Services and Other information

The property is served by gas central heating, with Mains, electricity, water and drainage are connected.

Viewings

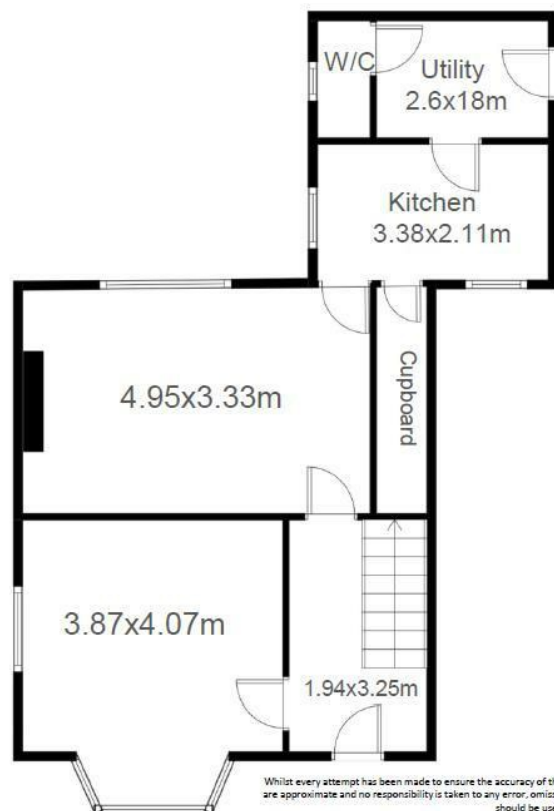
Strictly by appointment only via the Agents GSC Grays

Particulars and Photographs

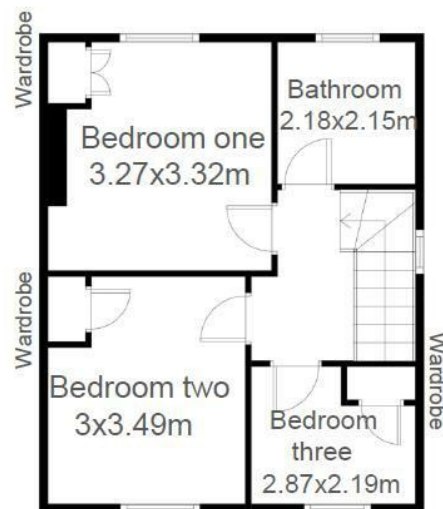
Particulars written June 2025  
Photographs taken June 2025






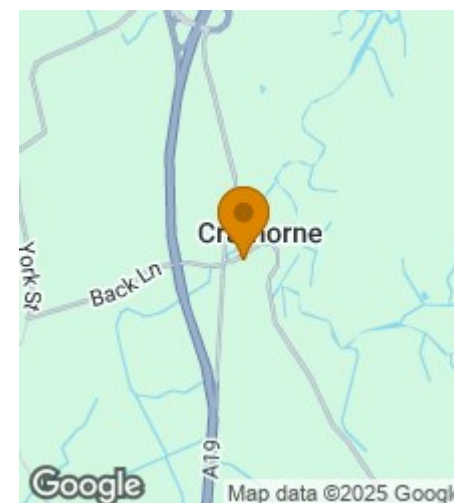


## 1 Baynard Cottage



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.