



4 SPRINGFIELD CLOSE

Leyburn, North Yorkshire DL8 5LQ



GSC GRAYS

PROPERTY • ESTATES • LAND

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Leyburn, North Yorkshire DL8 5LQ

A beautiful three bedroom stone built detached home in a pleasant cul-de-sac close to Leyburn town centre.

The property offers generous living accommodation. Comprising spacious entrance hall with cloakroom/WC, through living room with French doors to the garden, open kitchen dining room, utility room, galleried landing, three double bedrooms, one of which is en-suite plus a house bathroom/WC. Externally there is a small front garden with stone wall surround and a larger, very pleasant rear garden. In addition, there is a driveway with on-site parking leading to an attached garage.



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Description

Entered via a spacious entrance hall with spindle staircase to the first floor landing, doors to the living room, kitchen diner and cloakroom/WC. The living room is dual aspect with windows looking out to the front garden, coal effect gas fire with stone surround and French doors leading out to the rear garden. The kitchen diner is a good size with space for a table and chairs. The kitchen area is fitted with wall and floor cupboards with solid wood frontage incorporating a gas hob with extractor hood over, oven and inset one and a half stainless steel sink unit together with dishwasher. From here there is access to the utility room, which in turn provides access to the garden and garage.

The first floor landing is galleried with a window to the front elevation and doors leading to all three bedrooms, house bathroom and a useful large cupboard. The main bedroom is a good size with built-in wardrobes and an en-suite shower room. The house bathroom is fitted in a white suite comprising bath with shower over, wash hand basin and low level WC.

To the front of the property there is a driveway allowing parking for two vehicles, this leads to an attached single garage with light and power supplied. The front garden has a walled enclosure and small lawns with easy managed flower bed borders. The rear garden is mainly laid to lawn with flower bed borders and a flagged patio outside the living room and utility room.

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.

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 £1300 per calendar month, payable in advance by standing order. In addition, a Bond of £1500 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 Council Tax Band

Richmondshire District Council. Tel 01748 829100.

The property is banded E.

Viewings

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

Particulars and Photographs

The particulars were written and the photographs taken in March 2022.

Disclaimer

CGS 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 description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made



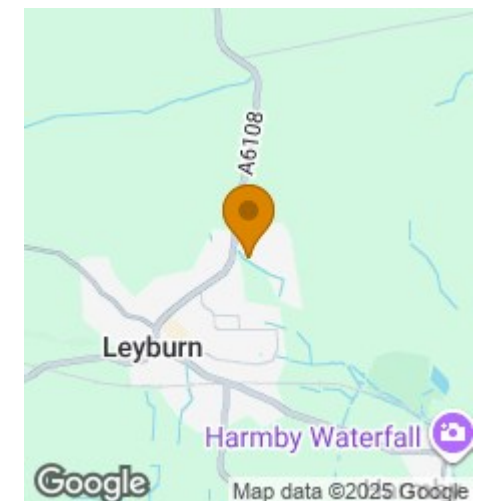
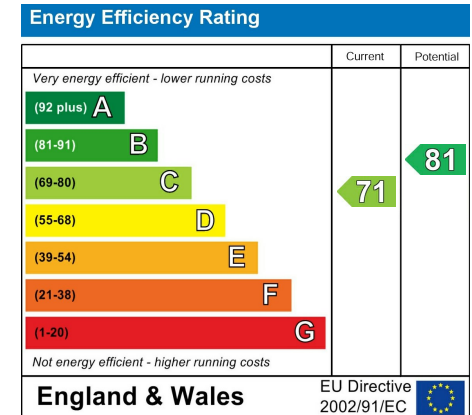


Approximate total area⁽¹⁾
 1437.52 ft²
 133.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 lessors 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.