



# 1 FIRBY COTTAGES

Thorp Perrow, Bedale, North Yorkshire DL8 2PR



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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A rare opportunity to occupy a three bedroom semi-detached house on the private and desirable Thorp Perrow Estate with fine views over the estate grounds.

The house briefly comprises: entrance hall, sitting room kitchen, rear entrance with store and utility room. Downstairs bathroom and separate W.C.

On the first floor there is three double bedrooms and an airing cupboard.

Externally, there is extensive garden grounds laid to lawn with trees, shrubs, and a graveled area for parking together with a open aspect timber store.



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#### Situation and Amenities

Northallerton 7 miles, Richmond 15 miles, Darlington 24 miles, Harrogate 27 miles, York 37 miles and Leeds 51 miles. A1 (M) 2 Miles. Services for the East Coast rail line can be found at nearby Northallerton and Darlington. National and International flights at Leeds Bradford Airport. Please note all distances are approximate. The Thorp Perrow Estate is located just outside the historic market town of Bedale with a good range of independent and national retailers, various craft and antique shops, a good selection of cafe's and pubs, doctor's surgery, post office, leisure facilities and a number of churches.

#### Description

Half glazed, double glazed door leads to the entrance hall, sitting room, kitchen, bathroom and separate W.C. and decorative tiled effect vinyl flooring. The sitting room has a tradition open fire with tiled hearth with views over the garden and estate. The kitchen is fitted with base and wall units with contrasting work surfaces, integral electric oven, microwave, hob with extractor over, stainless steel sink, two larder cupboards, one with shelving, the other with water tank all with decorative tiled effect vinyl flooring. There is a rear entrance with coal store and utility room with Belfast sink. There is a downstairs bathroom benefiting from bath with electric shower over and shower attachment to the sink, hand basin in vanity cupboard with decorative tiled effect vinyl flooring. There is a separate W.C with decorative tiled effect vinyl floor.

On the first floor there is three double bedrooms and an airing cupboard to the landing.

Externally, there is extensive garden grounds laid to lawn with trees, shrubs and timber shed with patio area. The garden has a Right of Way for pedestrian only. There is a gravelled area for parking area.

#### Terms and Conditions

The property is offered as a periodic tenancy only, as from 1st May 2026 fixed term agreements (including 12 month terms) will no longer be permitted under the Renters Rights Act. From 1st May 2026 the tenancy will transition to an Assured Periodic Tenancy at a rental figure of £1050 per calendar month, payable in advance by standing order. In addition, a deposit of £1211 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.

#### 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.

#### Local Authority and Council Tax

North Yorkshire Council.

The property is a Band C for Council Tax

#### Services

The property has electric storage heaters, mains, electricity water and drainage

#### Viewings

Viewings are to be arranged via the Agents GSC Grays on 01748 897629

#### Particulars and Photographs

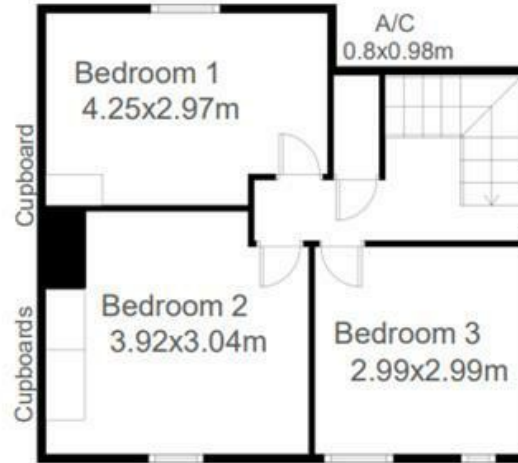
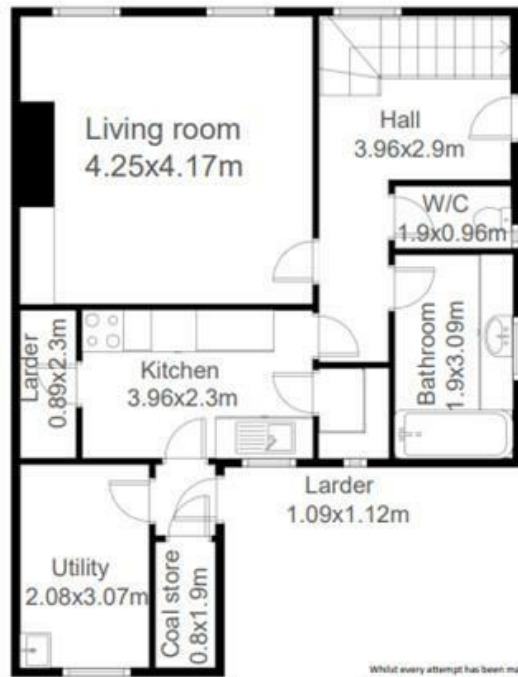
Particulars updated March 2026

Photographs taken July 2024 and March 2026

#### Disclaimer

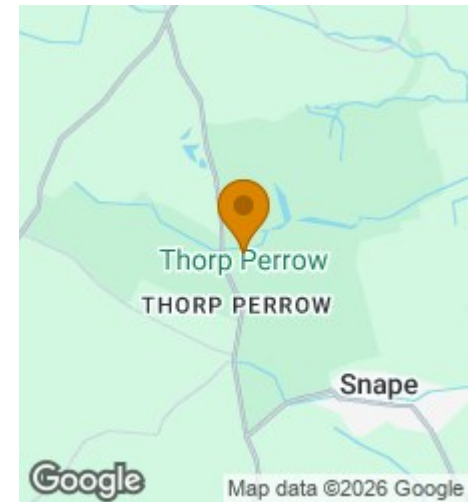


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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan 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) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
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 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.