



SEVERILLS

Crathorne, Yarm, North Yorkshire TS15 0BB



GSC GRAYS

PROPERTY • ESTATES • LAND

SEVERILLS

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A two bedroom first floor apartment in the village of Crathorne within a 10 minute drive to the popular market town of Yarm.

The accommodation briefly comprises of: Living room, kitchen, two bedrooms, shower room and separate W.C. Garden to the front and parking to the rear.



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Location and Ameneties

Middlesbrough 10 miles, Darlington 15.4 miles, Stokesley 6.9 miles, Northallerton 14.5 miles, Thirsk 18 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: Teesside International, Newcastle and Leeds Bradford.

The village of Crathorne benefits from its own village shop, cricket field, church, pub, The Crathorne Arms and the popular Five Houses Farm shop and kitchen restaurant. The village 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.

Description

A first floor apartment with spacious sitting room with electric fire and cupboard housing the gas boiler. The kitchen is fitted with a range of grey base and wall units with contrasting work surfaces. The layout incorporates a stainless steel sink with mixer tap; electric oven, hob with extractor, space for washing machine and fridge freezer. The property benefits from a good-sized double bedroom along with a smaller single bedroom. Sitting between the sitting room and bedrooms a shower room with walk-in shower enclosure and hand basin. There is a separate W.C. and cupboard to the landing area. Externally, there is a front garden laid to lawn bordered by hedgerow and trees. There is parking to the rear of the property.

Terms and Conditions

The property is offered at a rent of £800 per calendar month payable by standing order on the term date. A deposit of £923 shall be payable prior to occupation. In accordance with the Renters Rights Act 2025 , the property is available on an Assured Periodic Tenancy.

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 & Insurance

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance. Tenants are responsible for insuring their own contents.

Smoking

Smoking is prohibited inside the property.

Local Authority and Council Tax

North Yorkshire Council.
The property is a Band B 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. Tel: 01748 897617.

Particulars and Photographs

Particulars written June 2026
Photographs taken June 2024



The Severills, Crathorne, Yarm, TS15 0BB



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		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.