



GAYLE BECK GALLERY FLAT MAIN STREET

Hawes, Leyburn, North Yorkshire DL8 3QL



GSC GRAYS

PROPERTY • ESTATES • LAND

GAYLE BECK GALLERY FLAT, MAIN STREET,

Hawes, Leyburn, North Yorkshire DL8 3QL

A lovely wing of a large Georgian house, centrally located in the old market town of Hawes in Upper Wensleydale.

Set over the first and second floors, this partly furnished characterful property has been tastefully renovated, and is ideally situated with easy access to all the amenities of Hawes.

The property comprises of: Open plan living/dining room, kitchen, three bedrooms and house bathroom.

Externally, there is a flagstone Patio Garden



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Situation & Amenities

This excellent Wensleydale cottage is the perfect place for those wishing to be in the very heart of a thriving community, as traditional old pubs, fine restaurants and shops can be found amongst the nooks and crannies of the old town. There are fabulous walks from the doorstep, including Hardraw Force, England's highest unbroken waterfall, and the Pennine Way. The more energetic can face the famous Three Peaks challenge, as it is just a short drive away, while Gayle Mill, a fully-restored 19th century sawmill, which featured on Channel 4's How Britain Worked, is well worth a visit. A first-class Hawes cottage from which to explore Wensleydale, Swaledale and beyond.

Description

This cottage flat comprises of entrance door with staircase leading to first floor accommodation with open plan living and dining room, fully equipped traditional style kitchen with contrasting work surfaces, incorporating black sink with mixer taps, electric oven, hob with extractor over, dishwasher, washing machine and fridge freezer with tiled floor. There is a further staircase to two good-sized double bedrooms and a single bedroom/office and house bathroom with white suite comprising of bath, hand basin and W.C. Externally, there is a small Patio Garden with shared access.

Terms and Conditions

The property is offered as a periodic tenancy only, at a rental figure of £950 per calendar month, payable in advance by standing order. In addition, a deposit of £1096 shall also be payable prior to occupation. A professional clean of the property will be required at the end of the 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

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 insuring their own contents.

Smoking and Pets

Smoking is prohibited inside the property.
Requests for pets will be reasonably considered.

Local Authority and Council Tax

The council is North Yorkshire Council
For Council Tax purposes the property was banded at B.

Services and Other Information.

The property is served by oil central heating, mains electricity, water and drainage. There is a shared right of way over the external property in favour of the neighbouring properties.

Viewings

Strictly by appointment only via the Agents GSC Grays. Tel: 01748 897629.

Particulars and Photographs

Particulars updated September 2026.
Photographs taken July 2024

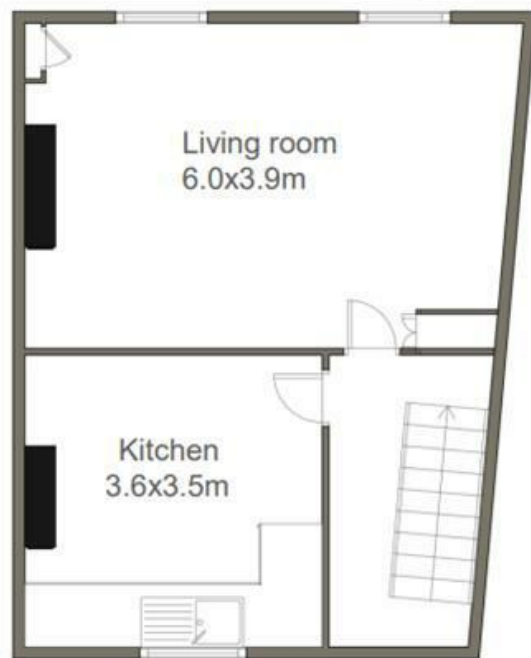
Disclaimer

CGS Grays gives notice that:

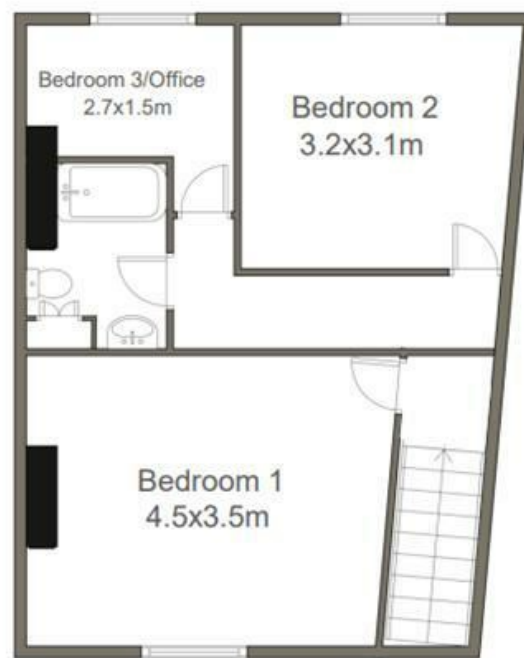
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.



Gayle Beck Cottage, Hawes



First floor



Second floor

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	71
England & Wales	EU Directive 2002/91/EC	



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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.