PARNABY HOUSE

Theakston Village, Bedale, North Yorkshire DL8 2HN

GSC GRAYS

PROPERTY • ESTATES • LAND

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Theakston Village, Bedale, North Yorkshire DL8 2HN

Nestled in the village of Theakston, Bedale, this delightful detached house offers a generous living space. The property is located next to a working Racing Stables.

This period house, has a small front garden border by low hedges and a rear yard offers a private outdoor space with stores. Additionally, the property features a single garage and a parking space.

The house has spacious living accommodation, which is partially furnished and comprises of two reception rooms, kitchen, large larder room for storage, a cellar and utility/w.c. Four double bedrooms and an office with family bathroom.

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5&6 Bailey Court, Colburn Business Park, Richmond,
North Yorkshire, DL9 4QL
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GSCGRAYS.CO.UK

Location and Ameneties

Leyburn 19 miles, Bedale 9 miles, Richmond 15 miles. Please note all distances are approximate. Nearby Bedale benefits from a primary school and a high school, public houses, post office and busy high street with a variety of other shops and cafes. Bedale is a traditional town with a variety of acitvities with nearby Thorp Perrow Aboretum Tourist Actraction. The A66 and A1 (M) are easily accessible bringing many areas within commuting distances.

Accomodation

Entrance hall leads to living room and dining room, with a door leading to the kitchen fitted with a range of new blue units with contrasting work surfaces incorporating sink, hob and integral oven with extractor over, there is a multi stove fire with door to the rear hall and utility room with W.C. There is a large larder storage room and a door accessing the celler from the hallway.
The first floor has four double bedrooms with an office and family bathroom.
Externally, there is a small front garden bordered by a low hedge, rear courtyard with stores and a detached single garage. The is an additional parking space for one vehicle. The house is located next to a busy working racing stables.

Terms and Conditions

The property is offered as a periodic tenancy only, at a rental figure of £1000 per calendar month, payable in advance by standing order. In addition, a deposit of £1153 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.
Requests for pets will be reasonably considered.

Council Tax

The council is North Yorkshire Council and for tax purposes the band is a Band

Services and Other Information

This property is served by Oil central Heating, mains electricity and water and drainage

Viewings

Strictly by appointment only via GSC Grays 01748 897629.

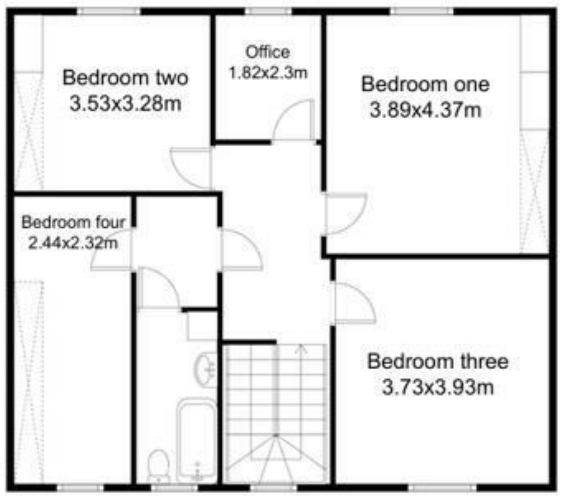
Particulars and Photographs

Particulars Written September 2026
Photographs taken September 2026.

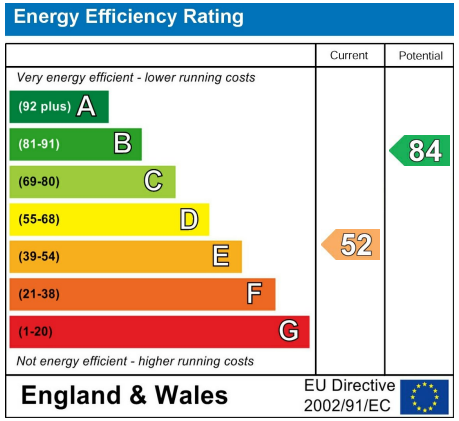
Disclaimer

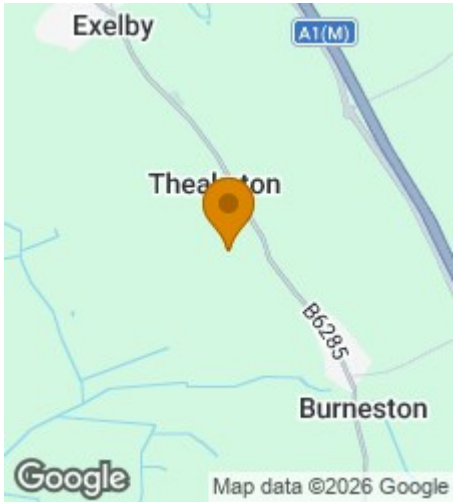
CGS Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.

Parnaby House, Theakston



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.





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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.