





OAK GRANGE BARN AND ANNEXE

MELMERBY, NR LEYBURN, DL8 4TW

£1,500 PCM

A Spacious Furnished 3 Bedroom Detached Barn Conversion with One Bedroom Annexe within a picturesque rural setting close to Leyburn. House: Lounge, Kitchen/Dining Room, Utility Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Oil Fired Central Heating, Double Glazing, EER D57. Annexe: Open Plan Living Room/Kitchen, Double Bedroom, En-Suite Bathroom/WC, Electric Heating, Double Glazing, EER D61. Council Tax Band tbc. Gardens, Ample Parking.

NORMAN F.BROWN

Est. 1967

OAK GRANGE BARN AND

• 3 BEDROOM DETACHED BARN CONVERSION WITH ONE BEDROOM ANNEXE • FURNISHED • GARDENS • AMPLE PARKING • PICTURESQUE RURAL SETTING CLOSE TO LEYBURN





DESCRIPTION

A Spacious Furnished 3 Bedroom Detached Barn Conversion with One Bedroom Annexe within a picturesque rural setting close to Leyburn. House: Lounge, Kitchen/Dining Room, Utility Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Oil Fired Central Heating, Double Glazing, EER D57. Annexe: Open Plan Living Room/Kitchen, Double Bedroom, En-Suite Bathroom/WC, Electric Heating, Double Glazing, EER D61. Council Tax Band tbc. Gardens, Ample Parking.

GENERAL INFORMATION

TERM Assured Periodic Tenancy.

RENT £1,500 per calendar month in advance, exclusive of council tax and all other outgoings. As part of the application process
our referencing agency will carry out reference checks on our behalf and for their affordability calculation they will look for the applicant(s) annual income to be at least 30 times the monthly rent.

DEPOSIT £1,730.

NOTE The first month's rent and deposit (minus the holding fee) is to be paid directly into our clients account before the tenancy starts. (Please note that we cannot accept card payments).

RESTRICTIONS No Smoking.

COUNCIL TAX BAND tbc.

CONTENTS INSURANCE The tenant is responsible for arranging their own contents insurance.

APPLICATION PROCESS

All applicants shall be requested to complete detailed application forms. We shall undertake comprehensive reference checks which will include right to rent ID checks in accordance with the Immigration Act 2014. In accordance with the Tenant Fees Act 2019 we request that the prospective tenant(s), to reserve the property and to demonstrate commitment to rent the property whilst reference checks take place, pay(s) a holding deposit to ourselves which is equivalent to not more than one week's rent, which shall be put towards the deposit payable at the start of the tenancy (and shall be held subject to conditions, further details upon request).

We are a member of the The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email admin@tpos.co.uk, website www.tpos.co.uk

Our clients account details are as follows: NFBrown

Richmond Clients Acc, Barclays Bank, 55 Market Place, Richmond, N.Yorkshire, DL10 4JH. This account is not interest bearing.

As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a clients money protection scheme of which we are a member (further details available upon request).

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band

Viewings – By Appointment Only

Floor Area – 1648.00 sq ft

Tenure –





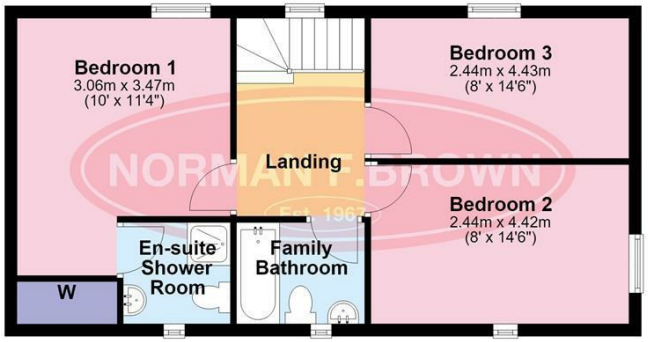
Ground Floor

Approx. 61.3 sq. metres (659.5 sq. feet)



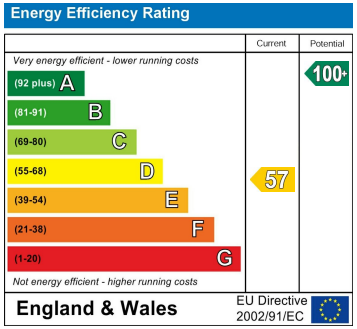
First Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



Total area: approx. 110.4 sq. metres (1188.3 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Sales
14 Queens Road
Richmond
North Yorkshire
DL10 4AG

01748 822473
richmond@normanfbrown.co.uk
www.normanfbrown.co.uk

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