





### **WHAT'S THE PROPERTY LIKE?**

A modern semi detached home on a sought after development. Ideal for a single person, couple or a small family. With a modern fitted kitchen, living/dining room, downstairs cloaks/wc, two double bedrooms and a modern bathroom. There is an enclosed rear garden and parking to the side of the property. A lovely home available from September 2022.

### **WHERE IS IT?**

Beechwood Grove is situated on Woodside Chase, a growing development which benefits from being just a short walk from Colburn leisure centre, a hub for families to partake in a wide range of activities and clubs. Colburn has its fair share of local amenities, with local shops, a health centre and a community centre. If this isn't enough, Catterick Garrison is a short drive away from the Princess Gate shopping park which is home to a cinema, restaurants and a selection of retail shops. The property is situated close to the A1, providing great transport links to bigger towns and cities.



## THINGS YOU NEED TO KNOW

Postcode: DL9 4Wa

Council Tax Band: B - Richmondshire District Council.

Deposit: The deposit for this property is £750. This is payable prior to move in and will be refunded at the end of the tenancy subject to terms and conditions.

Appliances: Oven, hob and extractor.

Pets: Pets may be considered for this property for an extra £25 pcm.

Heating: Gas fired central heating.

Glazing: Double glazing throughout.

EPC Rating: C.

Available from: September 2022.

## LOVE IT? HOW TO APPLY....

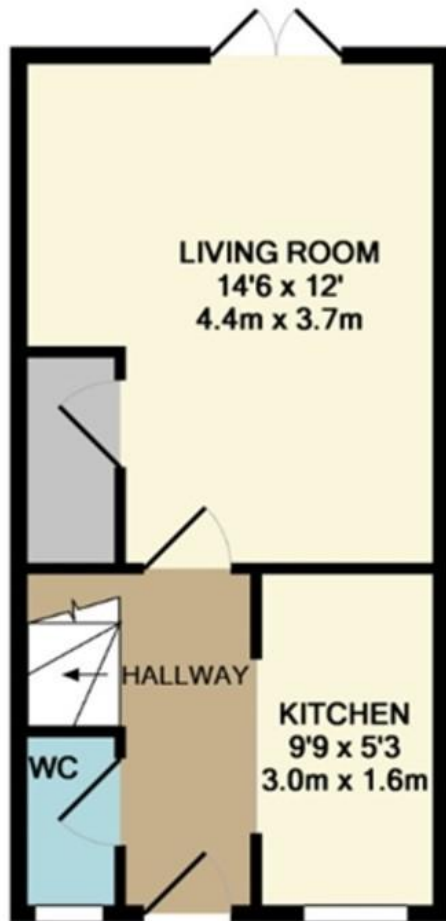
Things to be aware of before applying:

**Affordability:** As per our referencing companies requirements you will need a combined income of £19,500.

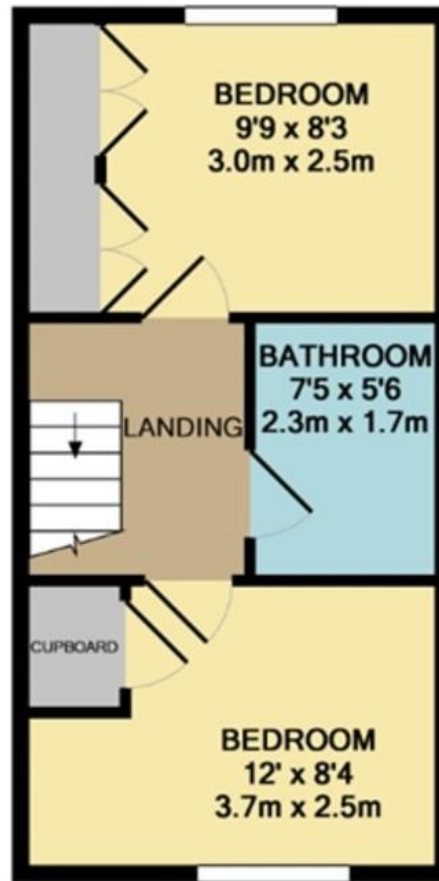
**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£150.00) and provide some personal and financial information (3 months payslips and 3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to.

Call now to register your interest on 01748 834373.





GROUND FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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