







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

Secured by a communal entrance door, and located on the second floor of a Grade II listed building is this well-equipped and spacious one bedroom apartment. Comprising of a long entrance hall, that includes an intercom entry telephone. A very spacious L-shaped lounge diner, with windows on three sides making this a naturally bright room. A separate kitchen, equipped with an electric oven and hob, dishwasher and washing machine. A double bedroom with a large built-in wardrobe and view of the village green. And a well presented bathroom with an electric shower. With allocated parking and communal gardens, this lovely property is available at the end of September 2022.

Outside, there is an allocated parking space situated within a private, off road car park, as well as a communal garden next to the property for use by residents of the three apartments in Hale House.

### **WHERE IS IT?**

The picturesque village of Scorton is home to a number of local amenities, including two public houses, a doctors surgery, tea rooms, nursery, village shop and post office. It also has bus routes that can take you to other nearby towns such as Richmond and Darlington. It is the home of the Scorton Feast, an annually held event located on the raised village green which hosts a wide range of different activities. Located with easy access to the A1, as well as being only a few miles from the market town of Richmond.



### **THINGS YOU NEED TO KNOW....**

Postcode: DL10 6SY.

Council Tax Band: B - Richmondshire District Council - 01748 834000.

Bond: The deposit for this property is £605. This will be refunded at the end of the tenancy subject to terms and conditions.

Pets: Unfortunately pets are not permitted at this property.

Heating: Electric Heating.

Parking: 1 Allocated parking space plus on road parking.

EPC Rating: C.

Available: End of September 2022.

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

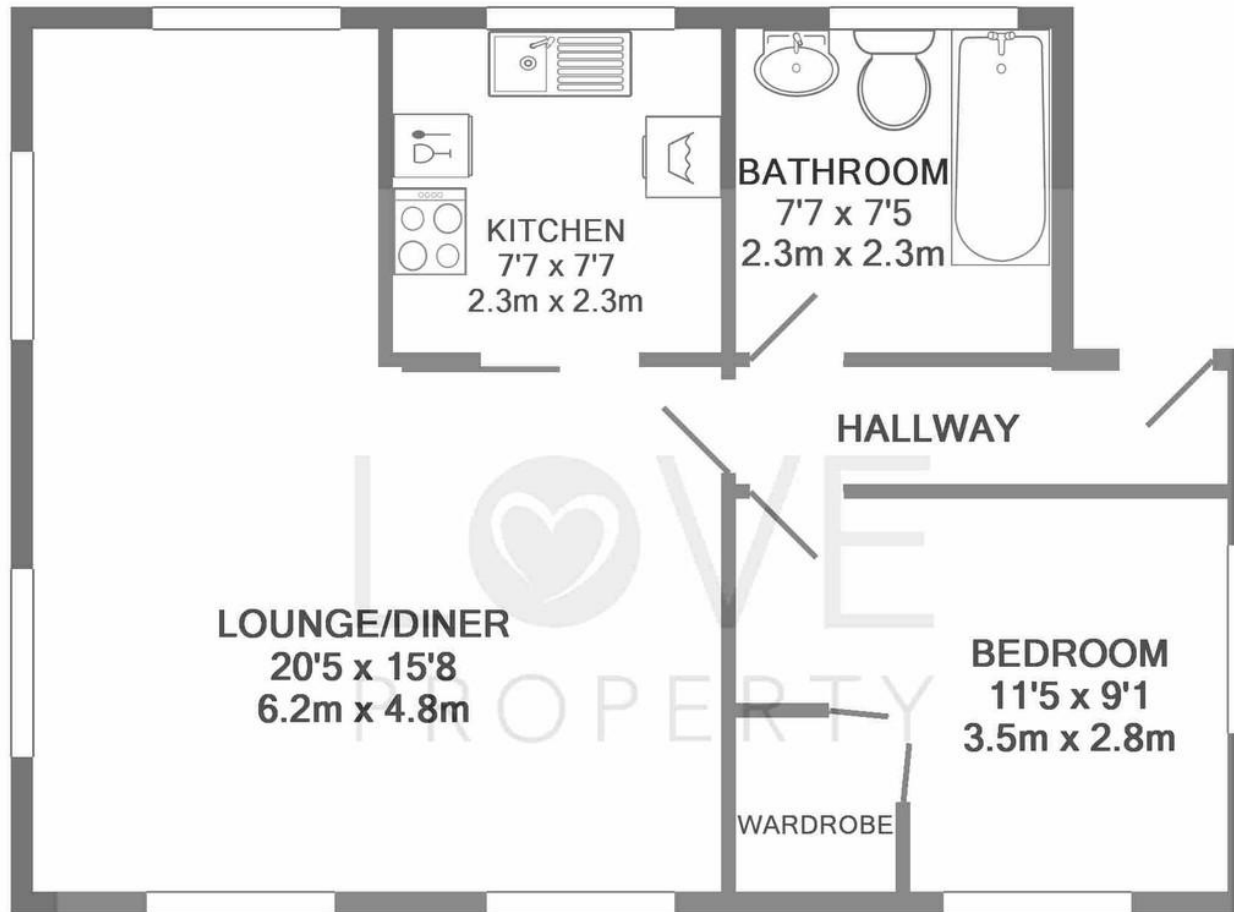
Things to be aware of before applying:

Affordability: As per our referencing companies requirements you will need a combined income of £25,500.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£173.00) and provide some personal and financial information (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.





**TOTAL APPROX. FLOOR AREA 500 SQ.FT. (46.5 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 as to their operability or efficiency can be given

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