







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

A large four bedroom family home set over three storeys. With entrance hall and guest wc and a spacious dining kitchen with double doors leading out to the low maintenance rear garden. To the first floor is the living room with a Juliet balcony, there are four bedrooms, the main bedroom having en-suite facility and a family bathroom, these are over two floors.

There is a low maintenance rear garden, driveway and single garage. This lovely property is available immediately.

### **WHERE IS IT?**

Maple Avenue 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 4RS

Council Tax Band: D - Richmondshire District Council.

Deposit: The deposit for this property is £1096.00 This is payable prior to move in and will be refunded at the end of the tenancy subject to terms and conditions.

Pets: Pets will be considered for this property.

Heating: Gas fired central heating.

Glazing: Double glazing throughout.

EPC Rating: B.

Available from: Immediately.

## 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 £28,500 per annum.

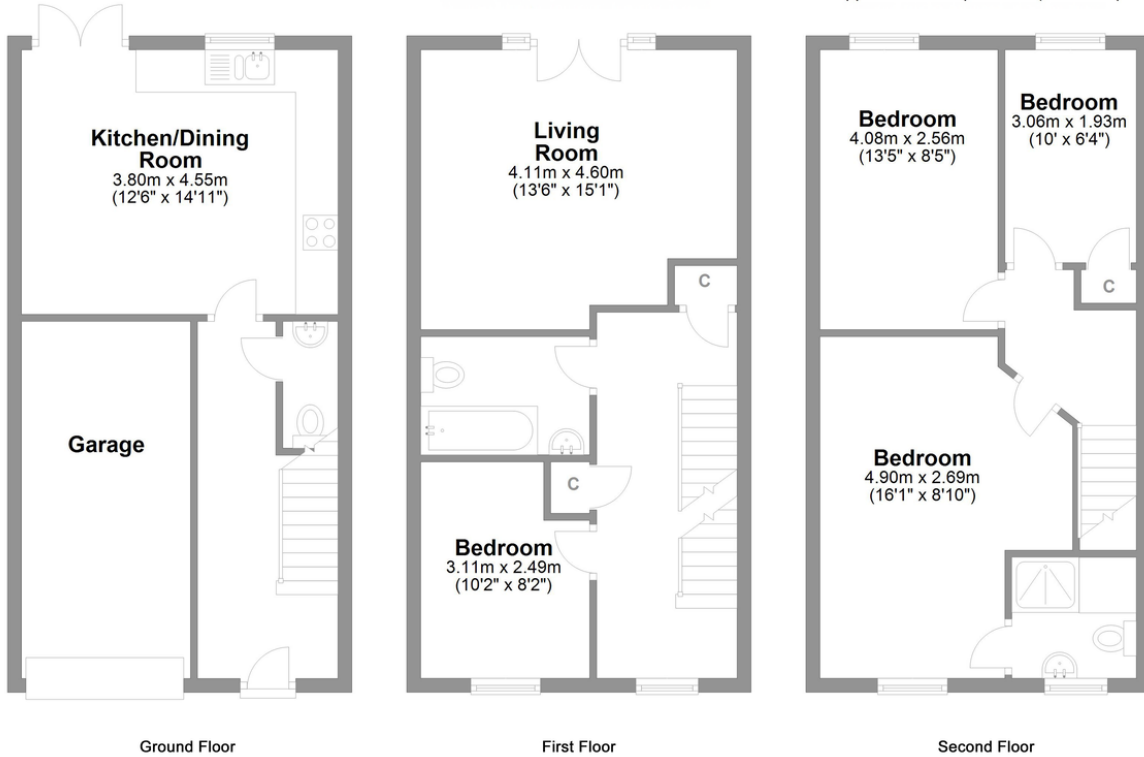
**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£219.00) and provide some personal and financial information (3 months payslips and 3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted 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.



## Maple Avenue Colburn

Total area: approx. 123.8 sq. metres (1332.7 sq. feet)



# LOVE PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

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