





WHAT'S THE PROPERTY LIKE?

The Hops is part of a modern development of 3 townhouses situated on Meanee Road in Scotton. The downstairs living area is made up of the kitchen which includes the oven, hob and extractor fan and has room for a breakfast table, there is a larger than average downstairs cloaks and the living room with double doors leading out into the enclosed rear garden. To the first floor is the main bedroom and the fourth bedroom along with the family bathroom with a shower over the bath. One of these rooms could be used as a second living room. The second floor is home to the second and third bedroom, both of equal size so there will be no squabbles for which child has which room! they also come with a handy adjoining storage area.

Externally there is an enclosed garden which is laid to lawn and offers a safe environment for children to play, as well as a small patio area, ideal for dining alfresco. The property also comes with two parking spaces.



WHERE IS IT?

Meanee Road is located in Scotton which is a suburb of Catterick Garrison. This is a quiet leafy residential area just on the outskirts of Catterick Garrison approx. 2 miles from the centre of Catterick Garrison. Princes gate shopping centre is situated nearby and is home to various shops, bars/restaurants and the Empire Cinema. There is also a Tesco superstore, Aldi, Lidl and other food shops nearby. Catterick Leisure Centre has a gym and swimming pools and the historic market town of Richmond is just a short drive away (approx. 4 miles) with its many shops, bars and restaurants and small cinema. The area also provides convenient links within 3 miles to the A1 north and south making this the ideal base for travelling throughout the region.

THINGS YOU NEED TO KNOW....

Postcode: DL9 3NB

Council Tax Band: C

Bond: The bond for this property is £807. This will be refunded at the end of the tenancy subject to terms and conditions.

Pets: Pets may be considered and if agreed subject to a rent increase of the landlords discretion.

Parking: There is a parking to the rear of this property for two cars.

Heating: The property has gas central heating.

Glazing: The property is double glazed throughout.

Appliances: The property comes with an oven, hob and extractor.

EPC Rating: C.

Available: 1st October 2022.





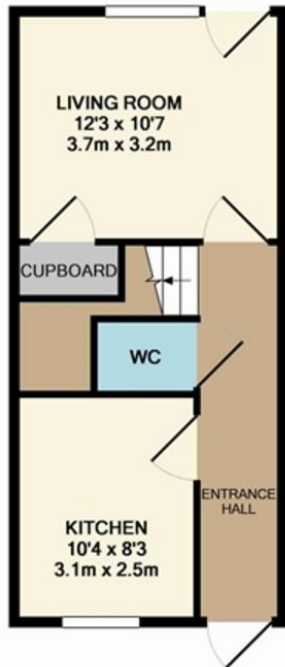
LOVE IT? HOW TO APPLY....

Things to be aware of before applying:

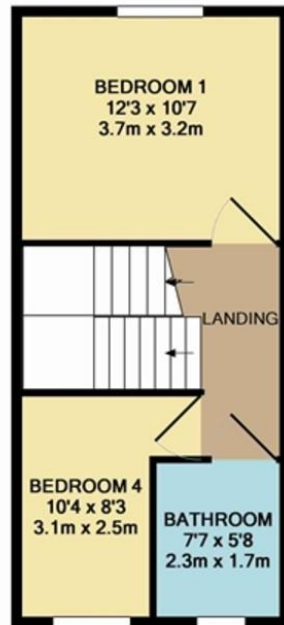
Affordability: As per our referencing companies requirements you will need a combined income of £21,000 per annum.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£161.00) 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.

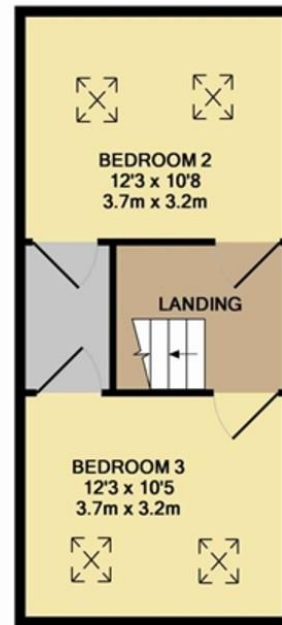
Call now to register your interest on 01748 834373.



GROUND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1008 SQ.FT. (93.6 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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