







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

The Anvil is situated in the popular village of Hipswell close by to shops, schools and amenities. A deceptively spacious cottage which is beautifully presented. The downstairs is open plan and includes a living room, dining area and a modern fitted kitchen. To the first floor there are three bedrooms and a contemporary bathroom. There is a driveway to the side of the property for approx. two vehicles and a low maintenance walled rear garden. This delightful property is available immediately.

### **WHERE IS IT?**

Hipswell is a small village in Catterick Garrison, just a few miles south of the historic market town of Richmond. It is well placed for local amenities, schools, shops, bars, restaurants, leisure centre and cinema. Also providing convenient links within 3 miles to the A1 north and south to Darlington, Newcastle, York and Leeds making this the ideal base for travelling throughout the region.



## THINGS YOU NEED TO KNOW

Postcode: DL9 4BB

Council Tax Band: B - Richmondshire District Council.

EPC Rating: C.

Deposit: The deposit for this property is £894. This is payable prior to move in and will be refunded at the end of the tenancy subject to terms and conditions.

Heating: The property is heated with gas central heating.

Parking: There is off road parking for two vehicles.

Appliances: Oven and hob, washing machine, fridge and freezer.

Available: Immediately.

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

Affordability: As per our referencing companies requirements you will need a combined income of £23,250 to be able to pass the income check.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£178.00) 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.







# Hipswell

Total area: approx. 72.6 sq. metres (781.4 sq. feet)



Ground Floor



First Floor

# 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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