



Low Lodge

Middleham, Leyburn, DL8 4PX

£945 pcm

Low Lodge is a good sized stone-built house situated on a private country estate in Lower Wensleydale, enjoying views across parkland and the River Yore. The property has four bedrooms, central heating, an outbuilding and a garden.

The bustling Dales market towns of Middleham and Leyburn are situated approximately 2 miles and 4 miles away and provide a good range of amenities, whilst the larger towns of Northallerton and Ripon are 17 miles and 18 miles away. The nearby Yorkshire Dales National Park offers some of the region's most picturesque scenery together with a wide range of outdoor pursuits.

- Viewing strictly by appointment only.
- Good sized stone-built house with four bedrooms
- Situated on a private Country Estate
- overlooking parkland and the River Yore
- Garden, outbuilding and parking
- Available now

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ACCOMMOATION

GROUND FLOOR

KITCHEN/DINING ROOM

7.10 m x 4.02 m With wall and floor units and wood stove

RECEPTION ROOM/DINING ROOM

3.93 m x 3.08 m (min)

SITTING ROOM

5.25 m x 3.06 m (max) With wood stove.

W.C. & SHOWER ROOM

FIRST FLOOR

LANDING

BEDROOM 1

4.66 m (max) x 4.40 m (max)

BEDROOM 2

4.35 m x 3.12 m

BEDROOM 3

4.00 m x 3.75 m

BEDROOM 4

3.34 m x 2.58 m

BATHROOM

With bath with mixer shower over, wash basin, W.C and heated towel rail.

OUTSIDE

GARDEN

There is a pleasant garden which is adjacent to the parkland and is mainly down to grass.

PARKING AREA

OUTBUILDING

ADDITIONAL INFORMATION

AVAILABILITY

The property is available now.

COUNCIL TAX

Band D – £1,875 for 2019/20.

REFERENCES

The landlord may require references and credit referencing.

BOND

The successful tenant will be required to pay a bond of £945. The bond will be lodged with the Deposit Protection Service. At the end of the tenancy, the property will be assessed against the record of condition prepared and agreed prior to the start of the tenancy. The bond will be re-paid provided that 1) no damage has been caused except normal wear and tear, 2) the property has been left clean and clear of the tenant's content, and 3) all rents, fees and bills have been paid up to date

SERVICES & HEATING

Mains water and electricity are connected. The property is heated by oil central heating. Sewerage is to a septic tank. The tenant is to arrange for chimneysweeping and the emptying of the septic tank annually and will provide receipts to the landlord.

WHITE GOODS

A washing machine, oven and dishwasher can be made available.

PERIOD OF LETTING

The property will be let on an Assured Shorthold Tenancy (AST) for an initial period of 6 months. However, the property is available for the long term and the tenancy will be permitted to run on at the end of the initial term provided both parties are happy with arrangements.

SMOKING & PETS

Smoking is not permitted at the property. No Pets but dogs may be considered – please contact the agent.

VIEWINGS

Viewings are strictly by appointment with the agent.

EPC rating – E (43)

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