

Hawes 01969 667744
Leyburn 01969 622936
www.jrhopper.com

J.R. HOPPER & Co. EST. 1886

Settle 07726 596616
Kirkby Stephen 07434 788654
London 02074 098451

01969 622936

enquiries@jrhopper.com

"For Sales In The Dales"

Croft End, Great Asby

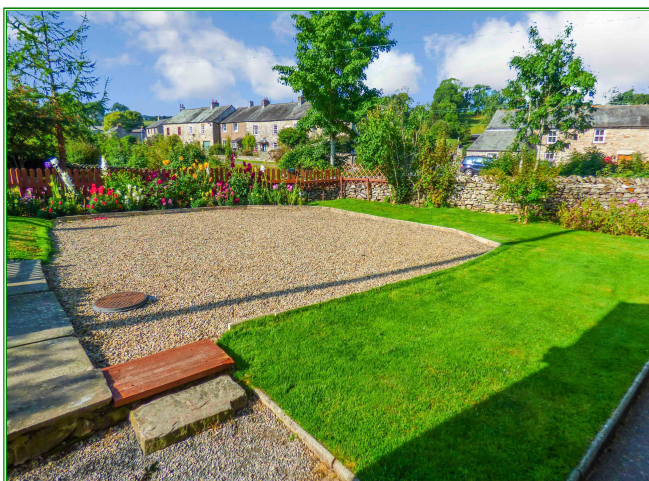


- 2 Bedroom Cottage
- Lounge
- Kitchen/Diner
- Pantry
- Ground Floor Shower Room
- Bathroom
- Oil Central Heating
- Double Glazed Windows
- Beautiful Cottage Garden
- Off Road Parking For 2 Cars
- Video Viewing Available
- Available Now
- 1 Small Dog Considered
- Lovely Village Location

Energy Efficiency Rating Current D

Rent: £680.00pcm

Deposit: £780.00



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,
Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

Croft End, Great Asby

DESCRIPTION

Croft End is a Semi-Detached Cottage situated in the lovely village of Great Asby.

Great Asby, situated in the Yorkshire Dales National Park, is a picturesque village surrounded by beautiful open countryside. In the village there is a public house and a primary and infant school with an after-school playgroup and a play area with swings etc. Further facilities are in Appleby, an attractive market town in the upper Eden Valley of historical interest. The town has a range of shops, a primary and a secondary school, leisure facilities include a swimming pool, an 18-hole golf course and a bowling green. Great Asby is also close to the market town of Kirkby Stephen which has a range of different shops and amenities. There are also a wealth of footpaths and bridleways to be enjoyed.

To the ground floor of the cottage there is a lounge, ground floor shower room and good-sized kitchen/Diner, with a useful pantry housing the oil central heating boiler.

The first floor offers 2 bedrooms, one of which is a spacious double. The second bedroom is accessed via the bathroom, and although it is big enough to hold a double bed, there is a sloping ceiling meaning limited head height. This room would make an ideal office or single bedroom. Additionally on the first floor, there are 2 large storage cupboards.

Externally, the cottage offers a gorgeous suntrap garden with gravelled patio, lawn and established flowerbeds and shrubs.

Off road parking for 2 vehicles is also available to the rear of the garden.

Available now. 1 small dog considered.

GROUND FLOOR

ENTRANCE

HALL

Fitted carpet. Coved ceiling. Under stairs cupboard. Radiator.

LOUNGE

12' 3" x 12' 3" (3.73m x 3.73m) Fitted carpet. Coved ceiling. Electric fire. 2 Radiators. Window to the side.

SHOWER ROOM

Laminate flooring. Panelled walls. Wash basin. WC. Shower. Extractor fan. Built in cupboard.

KITCHEN/DINER

14' 11" x 9' 1" (4.55m x 2.77m) Tiled floor. Good range of wall and base units. Integrated Fridge and freezer. Washing machine. Dishwasher. 1 1/2 stainless steel sink. Electric oven and grill. Radiator. 2 Windows to side and rear.

PANTRY

Oil boiler. Shelves. Consumer unit. Coat hooks.

FIRST FLOOR

STAIRS/

LANDING

Fitted carpet. Large airing cupboard with shelves and radiator. Velux window.

BEDROOM 1

12' 3" x 12' 3" (3.73m x 3.73m) Good double bedroom. Fitted carpet. Radiator. Window to the side with lovely views.

Croft End, Great Asby

- BATHROOM** 8' 10" x 6' 10" (2.69m x 2.08m) Laminate flooring. WC. Wash basin. Bath with hand held shower tap. Radiator. Velux window.
- BEDROOM 2** 12' 9" x 7' 8" (3.89m x 2.34m) Fitted carpet. Beamed ceiling with limited head height. Ample eaves storage. Radiator. Window to the rear with views.
- OUTSIDE**
- SIDE/FRONT** Beautiful cottage garden laid to lawn with gravelled area. Established flower beds. Shed.
- PARKING** Off road parking for 2 cars.

Croft End, Great Asby

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, tenants should seek professional advice.

ENERGY PERFORMANCE CERTIFICATE

Property: Croft End, Great Asby, Appleby-in-Westmorland, CA16 6EX

Energy Efficiency Rating Current D

Photographs	Items in these photographs may not be included in the tenancy.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Eden District Council
Council Tax Band	Band should be confirmed by the Tenant prior to renting the property.

CONDITIONS OF RENTAL:

<ol style="list-style-type: none">1. PETS: 1 Small Dog Considered.2. SMOKING: Strictly no smoking3. TENANCY AGREEMENT: The tenancy will be an Assured Shorthold Tenancy4. The property is to be occupied as a private dwelling and sub-letting is not permitted.5. INVENTORY: This is detailed in the listing above. Please ensure you notify the agent in your application, of any requests for change to the specified inventory.6. HOLDING DEPOSIT: Upon your successful application a Holding Deposit of the equivalent of 1 week's rent will be requested in order to proceed with your referencing. This will be considered part of your first months rent, which will be requested after the referencing checks are complete.	<ol style="list-style-type: none">7. TENANCY DEPOSIT: The equivalent of 5 weeks' worth of rent will be taken as a deposit. This will be registered with an Approved Tenancy Deposit Scheme within 30 days.8. REFERENCING: ID, Proof of Address, Employment, Income, Character & Landlord references will be required to be submitted along with your completed application form if your application is to be considered. The Landlord reserves the right to refuse entering into any Lease Agreement.
---	--

APPLICATION PROCEDURE - In most cases the referencing procedure involves an online credit check and it can involve the personal contact of employers and past landlords. For referencing purposes, the gross household income should be at least 2.5 times the rent. (e.g. for a £600pcm property, the minimum acceptable gross household income should be £18,000). If, for any reason, you suspect that you will not pass the referencing process, let us know as soon as possible. In many cases, alternative arrangements can be made such as a guarantor or advanced rent. Please be aware, that some Landlords may not accept **pets, smokers, children or DSS**. Often this is due to their insurance; please check if you would be suitable before making a viewing.

DEPOSIT PROTECTION - J.R. Hopper & Co. is a member of the Deposit Protection Service. This is a government approved scheme in which all bonds are held by the DPS until the end of the tenancy. They will be released by mutual consent between landlord and tenant or will be distributed by an arbitrator, should there be any unresolved issues. There will be no interest payable on any bonds.

J. R. HOPPER & Co. - J.R.HOPPER & Co. is a trading name for J. R. HOPPER & Co. (Property Services) Limited, which is registered in England No 3438347. The registered office for the company is Hall House, Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB. Directors are Leonard Brian Carlisle and Elizabeth Jean Carlisle.

Croft End, Great Asby

