



7 South Side

Hutton Rudby, Yarm, TS15 0DD

TO LET £950pcm

A characterful property located in the sought after village of Hutton Rudby. The property comprises 2 reception rooms with traditional fireplaces and a kitchen to the ground floor. The Lounge has patio doors leading to a small courtyard. There are three double bedrooms and a family bathroom to the first floor. The double fronted property faces on to the village Green.

- Sought after Village Location
- Double Fronted
- 3 Bedrooms
- 2 Reception Rooms
- Traditional Cottage with original Features

Tel: 01609 773004

www.youngsrps.com

youngsRPS 

This is a spacious, three bedroom period terraced cottage with traditional features such as beamed ceilings and both inglenook and decorative fireplaces with open fires. The property occupies a delightful location overlooking the tree-lined green in Hutton Rudby village and includes a large living room with inglenook fireplace and patio doors to the rear. There is a good-sized dining room with decorative cast iron fireplace, cupboard, shelves and staircase up to the first floor. The kitchen is a good size and has white base and wall units with contrasting work surfaces, stainless steel sink, electric oven, wood-effect vinyl flooring, Velux window and space for a washing machine, dishwasher and fridge.

To the first floor, there are three double bedrooms, the master benefiting from fitted wardrobes, a dressing table, bedside cabinets and views over the green. The second bedroom also overlooks the green and has a decorative cast iron fireplace and shelving. The bathroom comprises a bath with electric shower over, pedestal hand wash basin, wc, linen cupboard and Velux window. Externally, there is a paved patio courtyard with raised flowerbeds and shrubs, two stores and a space for bins. There is access via the neighbouring property for bin access only.

LOCATION

Hutton Rudby is a picturesque North Yorkshire village which offers a Spar shop with post office and petrol station, hairdresser and three inns, two serving food. In addition, there is a doctor's surgery, primary school and two churches. Leisure amenities include a gardening club, tennis, cricket, bowls and a village hall with badminton club. There are also bridle paths and walks over the countryside.

REFERENCES

Applications are independently assessed by a Credit Referencing Company who will research your details at credit referencing agencies. The agencies will record details of the search irrespective of whether your application proceeds. The Credit Referencing Company may use credit-scoring methods to assess your application and verify your identity. A credit reference result is normally obtained within 48 hours.

INSURANCE

The Landlord will insure the property and his contents and the tenant will be responsible for the insurance of his or her contents.

DECORATION

The property is let on the understanding that no decoration will take place without the prior consent of the Landlord.

SMOKING AND PETS

Tenants are asked to observe a No Smoking policy inside the property. Pets will be considered.

SERVICES

The Tenant will be responsible for paying for all the main services.

RENT

Payable per calendar month.

DEPOSIT

£1,096.15 through Deposit Protection Service.

PERIOD OF LETTING

Long term.

LOCAL AUTHORITY AND COUNCIL TAX

Hambleton District Council. Tax Band E



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201