



Robin Jessop

Chartered Surveyors, Auctioneers,
Valuers, Land & Estate Agents



**Pinfold
Pickhill, Thirsk, North Yorkshire YO7 4JG**

**TO-LET
ON AN ASSURED SHORTHOLD TENANCY
RENT: £650.00 PER CALENDAR MONTH
BOND AND REFERENCES REQUIRED**

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Pinfold

Pickhill, Thirsk, North Yorkshire YO7 4JG

- **A Pleasant Detached Bungalow**
- **Three Bedroom Accommodation**
- **Large Gardens on an Elevated Site**
- **Driveway, Garaging and Workshop**
- **Overlooking the Village Green**

SITUATION

A1(M) 2 miles, Bedale 8 miles, Thirsk 8 miles, Ripon 8 miles (all distances are approximate).

The property is situated in the centre of the popular village of Pickhill on an elevated site overlooking the village green.

Pickhill is a very popular residential village within easy reach of the A1 Motorway and also within reasonable travelling distance of Thirsk, Bedale, Ripon and Northallerton.

This is a thriving village with a good primary school, popular public house, restaurant and church.

AMENITIES

Communications – A6055 Service Road giving access to A1(M) and Baldersby and Leeming Bar. Railway Stations at Northallerton and Thirsk. Airports at Durham Tees Valley, Leeds Bradford and Newcastle. (All distances are approximate).

Shopping – Local market towns of Bedale, Thirsk and Ripon. Larger centres at Harrogate, York, Leeds and Teesside. Metro Centre, Newcastle.

Schools – The area is well served by good state and independent schools. Primary Schools: Pickhill. Comprehensive Schools: Thirsk, Bedale High School, Northallerton College.

DESCRIPTION

Pinfold comprises a well presented three bedroom detached bungalow together with useful garage, workshop and good sized gardens. It has the benefit of uPVC Double Glazed Windows and Oil Fired Central Heating. It offers spacious living accommodation on the ground floor and it benefits from views over the village.

ACCOMMODATION

Covered Porch

Entrance Hall

Radiator. Loft Access. Fitted Cupboard.

Dining Kitchen

Range of fitted floor and wall units. Integral oven and hob and extractor fan. Sink Unit. Large dining area. Coving. Radiator.

Living Room

Feature Fireplace. Radiator.

Shower Room

WC, Wash Basin, Shower. Radiator.

No 1 Bedroom

Double Room. Radiator.

No 2 Bedroom

Double Room. Radiator.

No 3 Bedroom

Single Room. Radiator.

Conservatory

2 x door to outside.

OUTSIDE

Garage

A most useful sing garage with workshop attached at the rear.

The Workshop

The workshop is a good size and ideal for storage.

Gardens

Pinfold is complemented by delightful good sized gardens and grounds. The gardens wrap around the property and are mainly laid to lawn with mature borders, trees and shrubs.

GENERAL REMARKS AND STIPULATIONS

RENT

£650.00 per calendar month to be payable monthly in advance.

RATES

In addition to the rent, the tenant will be responsible for paying the Council Tax on this property. The Council Tax Band is Band D - £1696 (2018/19).

SERVICES

The Tenant will be responsible for paying the electricity, water rates and telephone charges and any other fuel consumed on the property.

BOND

The Tenant will be required to pay a bond of £650.00. This sum will be returnable to the Tenant when he / she vacates the property, provided that the property is left in a clean and tidy condition and that no damage has been caused (subject to normal wear and tear and subject to all rents being paid up to date). This bond will be held independently by a Tenancy Deposit Scheme.

INSURANCE

The tenant will be responsible for insuring their items of furniture etc. The Landlord will be responsible for insuring the main structure and their fittings.

SMOKING

Smoking is not allowed inside the property.

PETS

Pets may not be kept on the property without prior consent of the Landlord.

REFERENCES

If you are interested in renting this property, prospective tenants should provide Employers References together with a suitable Character Reference and Bank Reference.

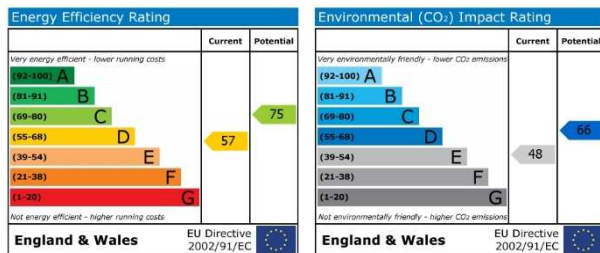
TENANCY AGREEMENT

The Tenant will contribute £250.00 plus VAT (£300) towards the cost of preparing the Assured Shorthold Tenancy Agreement.

VIEWING

By Appointment through Robin Jessop Ltd
(01677 425950).

ENERGY PERFORMANCE CERTIFICATE



Robin Jessop Ltd for themselves and for the Landlords on behalf of whom we are acting as Agents: give notice that:

1. These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification.
2. These particulars are set out as a general outline only for the guidance for intending Tenants and do not constitute, nor constitute a part of, an offer or Contract.
3. All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to rent, Tenants must rely on their own enquiries. All statements do not constitute any warranty or representation by the Landlord or his/her Agents.
4. We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
5. No person in the employment of Robin Jessop Ltd has any authority to make or given any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Robin Jessop Ltd or the Landlord of this property.
6. It is the responsibility of any intending Tenant to satisfy himself as to the basis upon which they make their offer. The making of any offer for this property will be taken as an admission by the intending Tenant; (a) that he has relied solely upon his own judgement; (b) to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and the statement set out above; (c) that in entering into any Contracts pursuant to any such offer, he shall have relied solely on his own inspection and enquiries and the terms of such Contract.