

BIRDSALL ESTATES COMPANY LIMITED

TO LET

**BELLBY COTTAGE,
NORTH GRIMSTON**



GUIDE RENT £1,100 CALENDAR MONTH

VIEWING STRICTLY BY APPOINTMENT ONLY

**THE ESTATE OFFICE, BIRDSALL, MALTON
NORTH YORKSHIRE, YO17 9NU**

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1. INTRODUCTION

The Birdsall Estates Company Ltd are offering to let a four-bedroomed, semi-detached cottage, which has been fully renovated to a very high standard and is situated in the pretty village of North Grimston, about 5 miles south of Malton, and approximately mid-way between York and Scarborough.



2. THE PROPERTY

The accommodation comprises:

Ground Floor

Kitchen 7.02m x 2.20m with log burner

Study/Playroom 6.23m x 4.59m

Living Room 4.53m x 3.65m with log burner

1st Floor

Bedroom 1 2.57m x 4.64m with ensuite (2.53m x 2.69m)

Bedroom 2 2.29m x 6.11m

Bathroom	1.91m x 2.74m
<u>2nd Floor</u>	
Bedroom 3	4.60m x 5.90m
Bedroom 4	4.20m x 4.80m
<u>Outside</u>	Outbuilding & wooden shed, large garden
<u>Heating</u>	2 multi stoves and oil-fired central heating.
<u>Services</u>	Mains water and drainage
<u>Council Tax</u>	Band D
<u>EPC</u>	TBC
<u>Parking</u>	Parking for 2 cars

3. THE LETTING

a) Deposit and legal fees

A returnable deposit property bond of 5 weeks rent will be required at the commencement of the letting and will be held by the Landlords Agent (Savills L & P) *in lieu* of any dilapidations or other obligations not met during the tenancy. The prospective tenant will be responsible for any legal fees incurred in connection with the tenancy agreement, and for any abortive legal fees incurred once a tenancy has been accepted by the Landlord. Single prospective tenants will be required to provide a Guarantor to the tenancy.

b) Rent & Term

Rent will be due monthly in advance and the Tenancy offered will be an Assured Shorthold Tenancy for a fixed period of 2 years.

c) Repairs

The tenant will be responsible for all internal decorations, carpets and curtains, together with cleansing of gutters (this may need to be done once per week, if necessary, between 1 November and Christmas each year), drains and waste pipes. The tenant is responsible for any damage whatsoever caused to the property by him or herself, his or her family, friends or other persons at the property as a result of his or her occupation. The Landlord will be responsible for all other repairs to the property under section 11 of the Landlord and Tenant Act 1985.

The chimneys will be cleaned annually by the Estate's approved contractor and the Landlord will cover the cost.

All fences, gates and hedges are the responsibility of the tenant to keep in good repair.

d) Garden

The garden area, including where applicable any land, paddocks, orchards, etc. included in the tenancy shall be kept neat and tidy. All boundary hedges should be cut at least once in each year of the tenancy.

e) Outgoings

The tenant will be responsible for all outgoings whatsoever in connection with the property including Council Tax payment, water and drainage charges and the emptying of septic tanks where present

f) Pets

Pets by negotiation

g) Vermin and Sporting Rights

The tenant is strictly responsible for the control of rats and mice around the property.

4. VIEWING

The property may only be viewed by appointment. Prospective tenants are asked to telephone the Estate Office to request an accompanied viewing. **No viewings will be permitted without prior arrangement.**

5. TENDERS

The property is to be let by informal tender on an official tender form. All tenders will be considered and short-listed applicants will be invited for an interview shortly thereafter. A guide rent per calendar month is given at the front of these particulars. **Prospective tenants should submit an affordable tender as the top tender will not necessarily be successful.** The Landlord is not under any obligation to accept the highest or any tender submitted.

6. REFERENCES

A financial reference and at least three other references - current landlord, employer and one other - will be required (excepting existing estate tenants). The names and addresses only of referees, 6 months of bank statements from your current account that the rent will be paid from and proof of your address for the last 3 years.

S N Fairbank MRICS FAAV
Agent

IMPORTANT NOTICE

Misrepresentation Act 1967 and the Property Misdescription Act 1991

The Birdsall Estates Company Limited as the owners of this property give notice that:

1. The particulars are set out as a general outline only for the guidance of intending Lessee(s) and do not constitute part of an offer or contract. Should there be any discrepancy between these particulars and the contract or lease, the latter shall prevail.
2. All descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. The property is let with all faults and defects, whether of condition or otherwise, and the Lessor is not responsible for such faults and defects or of any statements contained in the particulars of the property.
3. The Lessee(s) shall be deemed to acknowledge that he/she has not entered into any lease in reliance on any said statements, that he has satisfied himself as to the contents of each of the said statements, in inspection or otherwise, and that no warranty or representation has been made by the Lessor or the said agents in relation to or in connection with the property.
4. Any error, omission or mis-statement in any of the said statements shall not entitle the Lessee(s) to rescind or to be discharged from a lease, nor entitle either party to compensation or damages, not in any circumstances to give either party any cause for action.
5. No person in employment of The Birdsall Estates Company Limited has any authority to make or give any representation or warranty whatsoever in relation to the property.