





HOLLY TREE COTTAGE Holly Tree Cottage is a beautiful four bedroom family home situated in the popular village of Caldwell, with good access to the A66, this spacious property sits on a large plot and has ample parking and a garage. To the ground floor there are three reception rooms to include a large living room with open fire, separate dining room and conservatory, there is also a good size fitted kitchen and a guest WC. To the first floor landing there are four bedrooms, one with a walk in storage cupboard which would make an ideal walk in wardrobe, en-suite to the master bedroom and a luxurious re-fitted family bathroom. A perfect property for a family looking for the village lifestyle. Available immediately.

LOCATION Caldwell is a rural village located in the Richmondshire district of North Yorkshire, close to the border with County Durham and approximately 10 miles west of Darlington. The village itself has a pub and is near to the Village of Eppleby which has a pub, shop, café a pre school and school. Its also just a short drive from the A66/A1 making it ideal for commuters.

IMPORTANT INFORMATION Postcode: DL11 7PY.

Style of property: Detached family home.

Council Tax Band: F - North Yorkshire Council.

EPC Rating: E.

Heating: Oil fired central heating.

Parking: Ample parking & garage.

Appliances: Integrated oven, hob.

Pets: Permission for pets will need to be requested beforehand.

Term: Ideally the landlord is looking for a long term tenant.

Available from: Immediately.



What3words: ///milk.kitchen.newsstand

WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £45,000.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£346.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

Deposit: The bond for this property is £1,730.00 This will be refunded at the end of the tenancy subject to terms and conditions.

DISCLAIMER These particulars are intended only as a guide and are designed to give a fair description of the property. Whilst every care has been taken in their preparation, their accuracy cannot be guaranteed and they do not form part of any offer or contract.

All information has been provided by the seller, landlord, or occupier. Any reference to services, systems, appliances, fixtures, or fittings (including central heating where fitted) is made without guarantee



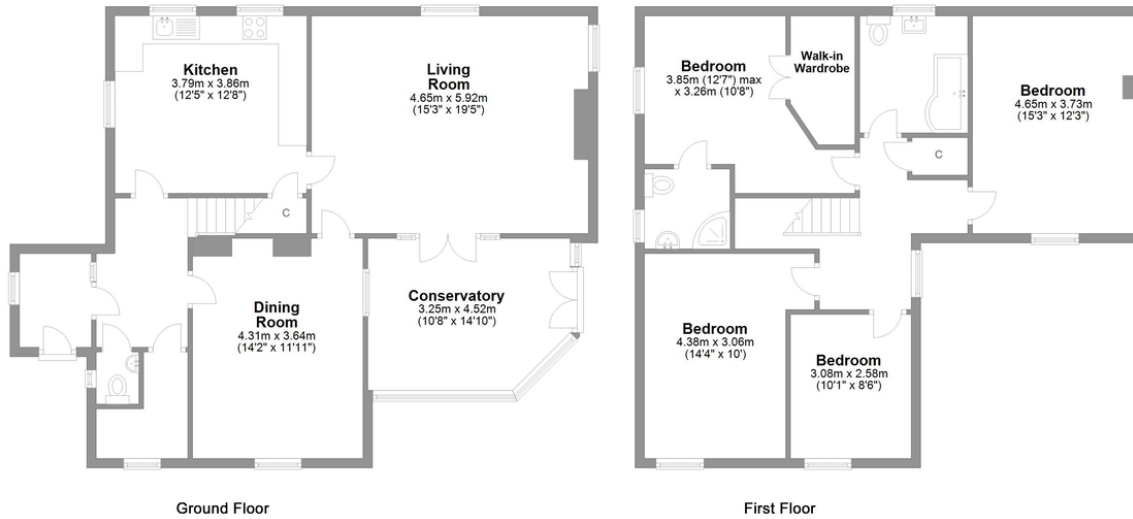
as to their condition or working order, as these have not been tested by Love Property UK Ltd. Prospective purchasers or tenants should satisfy themselves as to the condition and suitability of all services and appliances before committing to a purchase or tenancy.

Where a property is unoccupied, services may have been disconnected, switched off, or drained down. Reconnection or recommissioning costs, where applicable, will be the responsibility of the purchaser or tenant.



Holly Tree Cottage Caldwell

Total area: approx. 166.8 sq. metres (1795.1 sq. feet)



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LOVE PROPERTY.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

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