





3 BEECH AVENUE

A recently refurbished mid terrace home with internal accommodation briefly comprising of hall, living room, refitted kitchen, two bedrooms and a refitted bathroom. There is a rear garden and allocated parking for one vehicle.

LOCATION

Topcliffe is a village in North Yorkshire. The village is situated on the River Swale, on the A167 road and close to the A168. It is about 5 miles (8 km) south-west of Thirsk and 11 miles (18 km) south of the county town of Northallerton.

IMPORTANT INFORMATION

Postcode: YO7 3EL.

Style of property: Mid terrace house.

Council tax band: B - Hambleton District Council.

EPC Rating: C.

Heating type: Gas central heating.

Parking: There is allocated parking for one vehicle.

Appliances included: Free standing cooker. Further appliances can be included subject to an increased rent.

Pets: Will need to be declared and agreed prior to the application. This will be subject to a pet rent charge of £25 pcm per pet for up to 3 pets.

Term: The landlord is looking for long term tenants.

Available from: Immediately.

What3words: ///wrist.pegs.muffn

TENANT CHARGES

Assured Tenancies in Wales (SIGNED ON OR AFTER 1 SEPTEMBER 2019).

The charges below are the maximum applicable unless otherwise stated. All charges stated are inclusive of VAT where applicable.

Holding deposit: Maximum ones weeks rent £167.
Please note: This will be withheld if any applicant (including any guarantors(s)) withdrawn from the tenancy, fail a right to rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed).

Maximum security deposit: Equivalent to 5 weeks rent £836.

Agreed rent: £725pcm Payable in advance.

Early termination request from tenant: A charge no more than the maximum amount of rent outstanding on the tenancy.

Utilities, communications services, council tax, TV licence: As per the agreement with the service provider.

Default charge for late rent payment: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.



Default charge for replacement of lost key or security device: Actual cost of replacement/lock smith, plus £15.00 per hour incurred for time taken by Agent/Landlord.

Change of terms (where requested by Tenant): £50.00 per change requested.

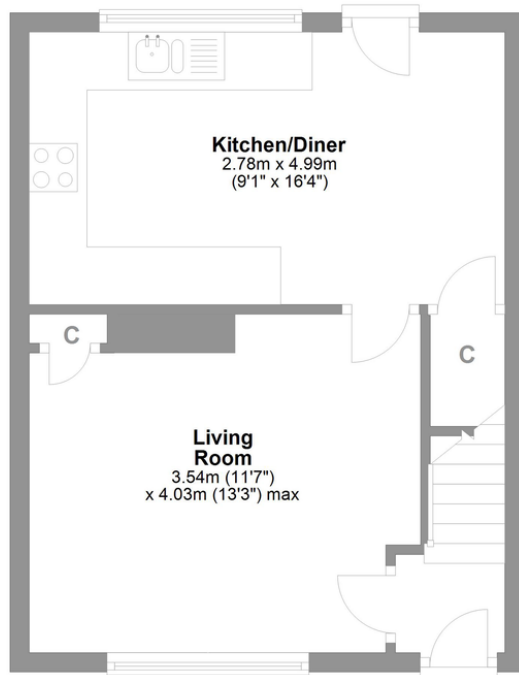
Assignment/Change of sharer: £50.00 per replacement tenant or any reasonable costs incurred if higher.

Default charge for failed appointments: A charge not

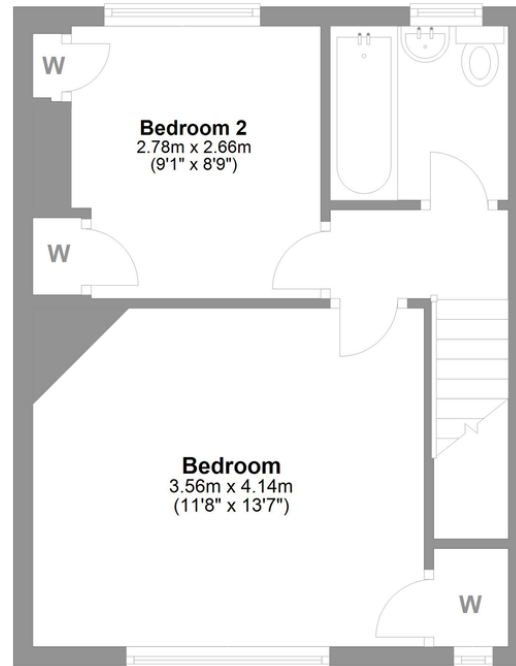


Beech Avenue Alanbrooke Barracks

Total area: approx. 63.7 sq. metres (685.9 sq. feet)



Ground Floor
Approx. 31.9 sq. metres (342.9 sq. feet)



First Floor
Approx. 31.9 sq. metres (342.9 sq. feet)



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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