



THE RECTORY, 68 THE SPRINGS, MIDDLEHAM, LEYBURN, NORTH YORKSHIRE, DL8 4RB
£1,250 per month

Carter Jonas

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- Available Now
- Unfurnished
- Four/Five Bedrooms
- EPC Band E
- Pets Considered

THE PROPERTY

Available now, The Rectory is a delightful four/five bedroomed detached property, conveniently situated in the popular market town of Middleham, which offers a fantastic array of local amenities and beautiful scenery.

Briefly the accommodation comprises a well-proportioned lobby area with WC positioned off the hallway, spacious sitting room with an open log burning fire, separate reception room which could be utilised as a fifth bedroom, modern kitchen including a selection of fully fitted units with space for a free-standing cooker and fridge-freezer as required further leading to a modern utility room with plumbing in situ for a washing machine and internal door leading into the garage.

To the first floor, there are three spacious double bedrooms and one smaller double bedroom with a separate family bathroom suite located nearby comprising a bath with shower over with a separate WC located nearby.

Externally, there is ample off-street parking for number of vehicles, a single garage which can be utilised for storage purposes and a fully enclosed garden situated to the rear of the property with a small patio area.

This delightful property offers spacious family living accommodation, a fantastic location and would be ideal for anyone with commuter needs.

The Rectory is heated via an oil-fired central heating system with electricity and water both on a mains supply.

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Internet and Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk.

Offered unfurnished.

Pets considered.

Please note no white goods will be provided with the property.

The deposit will be £1,442 (5 week's rent) at a rental value of £1,250 per calendar month.

The holding deposit will be £288 (1 week's rent) at a rental value of £1,250 per calendar month.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
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Viewing	Strictly by appointment only
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Local Authority	Council Tax Band F
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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