

# Middleton Lodge

Middleton on Leven, Yarm, TS15 0JY

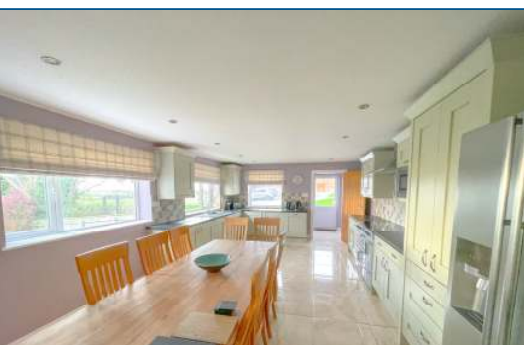


Robin Jessop



## A Spacious 5 Bedroom Detached House with Large Garden To Let

- Rent: £2000.00 pcm
- 5 Double Bedrooms, 2 En-suite & 2 Bathrooms
- Large Garden & Ample Off-Street Parking
- Stunning Location
- Fantastic Views Over The Open Countryside
- Viewing By Appointment Only



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Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY Tel: 01969 622800

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## SITUATION

Hutton Rudby 2 ½ miles, Hilton 1 ½ miles, Stokesley 4 ½ miles, Yarm 5 miles, Northallerton 16 miles (all distances are approximate)

Middleton Lodge is attractively situated and is nicely set back from the minor road between the villages of Middleton on Leven and Seamer. It is therefore accessible to the popular and thriving market towns of Stokesley and Yarm and within reasonable commuting distance of Teesside and York.

## DESCRIPTION

Middleton Lodge comprises a detached 5-bedroom house. It has first class fixtures and fittings throughout. The ground floor has the benefit of underfloor heating in the kitchen and living room. The property provides spacious living accommodation across 2 floors.

The property is complemented externally by a raised patio area which is accessed via the garden room. The property is surrounded by a lawned garden. There is also off-street parking. The property has the benefit of panoramic views over the open countryside.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Door to Outside. Radiator. Fitted Cupboard. Stairs to 1<sup>st</sup> Floor.

#### Utility

Tiled Floor. Sink with Drainer. Plumbed. Radiator.

#### Living Room

Tiled Floor with Underfloor Heating. Log Burner.

#### Kitchen

Fitted Floor and Wall Units. Sink with Drainer. Belling Oven with Hob. Integrated Microwave and Dishwasher. Tiled Floor with Underfloor Heating.

#### Side Porch

Tiled Floor. Door to Outside.

#### Garden Room

Radiator. Door to Outside.

#### Inner Hall

Radiator x 2.

#### 3<sup>rd</sup> Bedroom

Radiator. Double. Fitted Wardrobes.

#### 4<sup>th</sup> Bedroom

Double. Coving. Radiator.

#### 2<sup>nd</sup> Bedroom

Double. Radiator.

#### En-suite

Shower. W.C. Washbasin. Heated Towel Rail.

#### Family Bathroom

Shower. Washbasin. W.C. Heated Towel Rail.

#### First Floor

##### Landing

Radiator.

#### Master Bedroom

Double. Radiator. Eaves Storage.

#### En-Suite

Heated Towel Rail. W.C. Shower. Washbasin. Bath. Tiled Floor.

#### Dressing Room

Fitted Wardrobes. Radiator.

#### Inner Landing

Radiator. Could be used as an Office.

#### 5<sup>th</sup> Bedroom

Double. Radiator.

## Shower Room

Radiator. W.C. Pedestal Washbasin. Shower.

## GENERAL REMARKS & STIPULATIONS

### RENT AND BOND

£2000.00 per calendar month to be payable monthly in advance. The Tenant will be required to pay a bond of £2000.00. This sum will be paid into the Tenancy Deposit Scheme. This sum will be returnable to the Tenant when he/she vacates the property, leaving it in a clean and tidy condition and that he/she has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.

### COUNCIL TAX

Band D.

### SERVICES

Mains Electricity. Septic Tank Drainage. Mains Water. Oil Fired Central Heating.

The Tenant will be responsible for paying the electricity, water, oil and any other fuel charges for the property.

### INSURANCE

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

### SMOKING

Strictly no smoking.

### PETS

Strictly no pets.

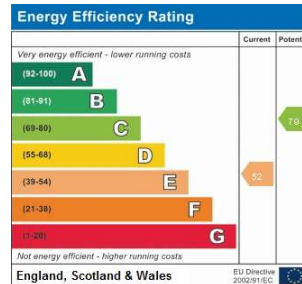
### REFERENCES

If you are interested in renting this property, the prospective Tenants should provide employers' references as well as a suitable character reference and bank reference.

### VIEWING

By appointment through Robin Jessop Ltd – 01677 425950.

## ENERGY PERFORMANCE CERTIFICATE



### IMPORTANT NOTICE

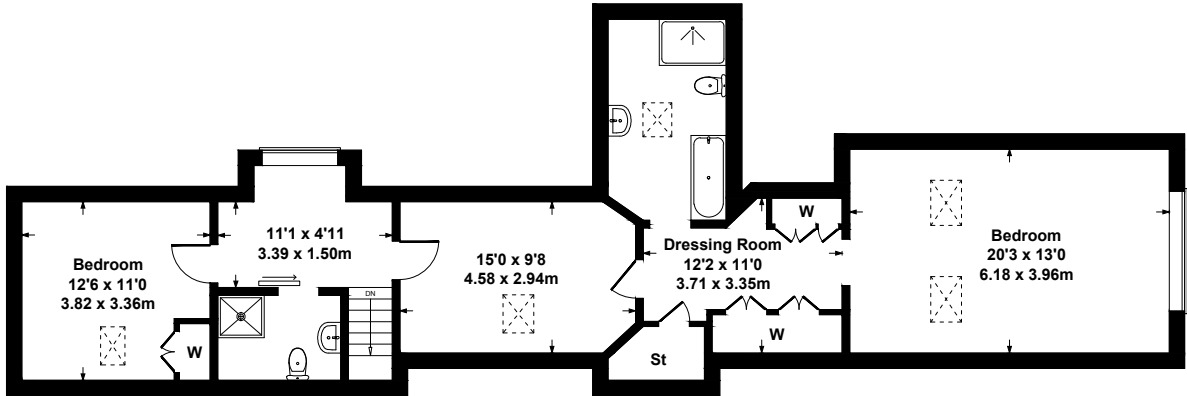
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2. All descriptions, plans, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
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4. In the event that asbestos is found on the property, please note a detailed asbestos survey of the property has not been carried out. It is the responsibility of the owner to comply with the Control of Asbestos at Work Regulations 2002. Further specialist professional advice should be sought as to the future management of this material.
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6. You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
7. In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may use to pursue your complaint.

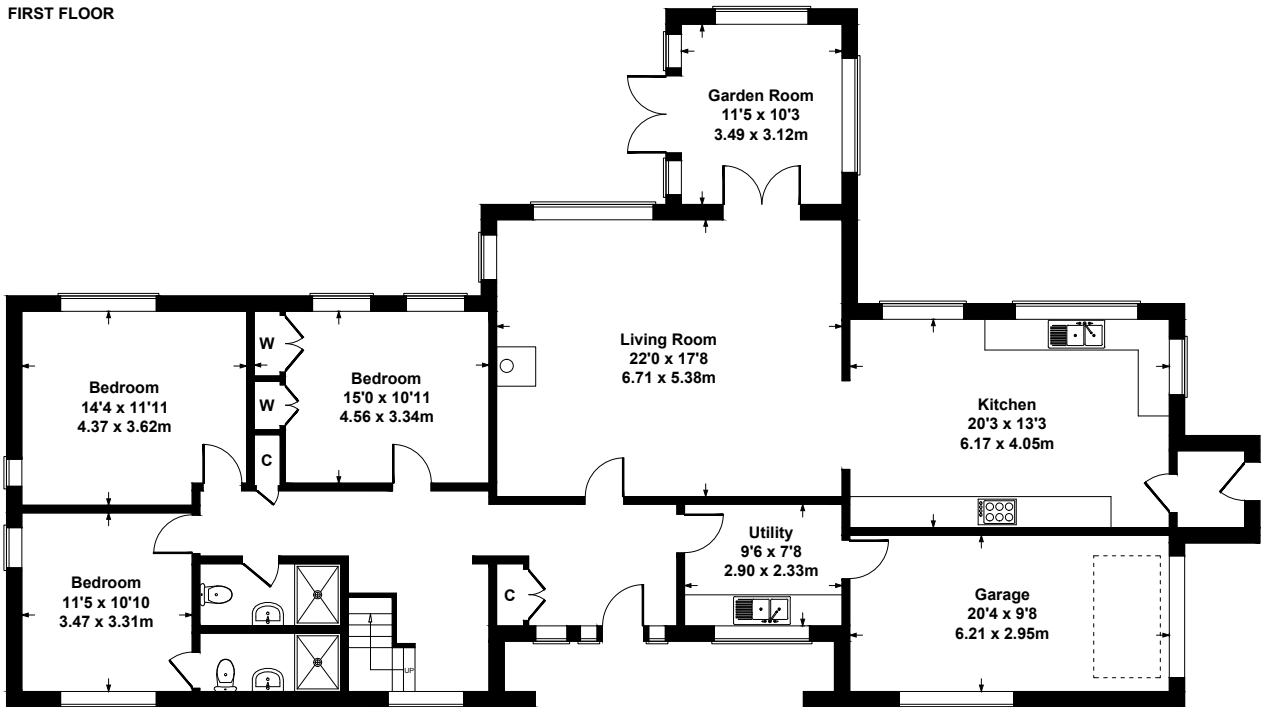
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# Middleton Lodge, Middleton In Leven

Approximate gross internal area 267 sq m - 2874 sq ft



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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