

Terms & Conditions

TENANT RESPONSIBILITIES

As a tenant, you will be responsible for:

- Paying a holding deposit of one week's rent, where applicable.
- Paying a tenancy deposit of up to five weeks' rent.
- Paying rent monthly in advance.
- Paying council tax and utility bills during the tenancy.
- Taking reasonable care of the property and its contents.
- Complying with the terms of the tenancy agreement and inventory.
- Satisfying the required referencing and credit checks.
- Insuring your own personal possessions.

TENANCY RESTRICTIONS

- No business use without the landlord's written consent.
- Pets are subject to the landlord's consent and the terms of the tenancy.
- Smoking and vaping are not permitted inside the property.
- The property must not be used as an HMO or for multiple occupancy without prior consent.

MOVING IN

The tenancy agreement and inventory will be provided before signing. Keys will be available from our office on the agreed move-in date, subject to all requirements being completed.

For managed properties, tenants have **seven working days** to check and return the inventory, noting any discrepancies or repairs required.

MOVING OUT

Notice must be given **in writing in accordance with the terms of your tenancy agreement**. The property should be returned clean, tidy and in accordance with the inventory, allowing for fair wear and tear.

The Gatehouse, Back Lane, Great Ouseburn YO26 9AB

£1,950 pcm



MODERN ECO NEW BUILD | RURAL LOCATION | TWO/THREE BEDROOMS | ANNEXE | GATED ACCESS

A newly built two-bedroom eco class Q barn conversion occupying an exceptional rural position, with uninterrupted views across open farmland, together with a detached double garage and first-floor annexe/BEDROOM THREE. Gated Access. UNFURNISHED/ WATER INCLUDED AND GARDEN MAINTENANCE.

Directions

SITUATION AND DESCRIPTION

Great Ouseburn is a highly regarded and picturesque North Yorkshire village, surrounded by attractive open countryside and enjoying a peaceful rural setting. The village has a strong community atmosphere and local amenities, whilst the nearby market town of Boroughbridge provides a wider range of shops, services and facilities. The area is well placed for commuting, with good access to the A1(M), making Leeds, York and Harrogate readily accessible.

The Gatehouse is a newly built eco timber-framed property designed to provide modern, energy-efficient accommodation in a superb countryside setting. The property enjoys uninterrupted views across open farmland and offers light, spacious and contemporary accommodation, complemented by a detached double garage with a self-contained annexe above.

ACCOMMODATION

DINING KITCHEN

18' 1" x 14' 2" (5.51m x 4.32m) A superb open-plan room with vaulted ceiling and exceptional views across the surrounding farmland. Wood flooring, wall and floor mounted units, integrated dishwasher, fridge/freezer, fridge, oven and hob. LED lighting.

UTILITY ROOM

7' 8" x 5' 6" (2.34m x 1.68m) Wall and floor mounted units, wood flooring and LED lighting. Door to rear porch.

HALLWAY

Window and large useful storage cupboard. LED lights

BEDROOM ONE

14' 8" x 11' 11" (4.47m x 3.63m) Window to front and wood flooring.

EN-SUITE BATHROOM

Fully tiled and fitted with bath having shower over and screen, floating washbasin and low-level WC. Heated towel rail, extractor and LED lighting.

BEDROOM TWO

12' 7" x 11' 8" (3.84m x 3.56m) Window to front and wood flooring.

EN-SUITE SHOWER ROOM

Walk-in shower enclosure, floating washbasin and low-level WC. Heated towel rail, extractor and LED lighting.

DOUBLE GARAGE WITH ANNEXE ABOVE

16' 8" x 11' 7" (5.08m x 3.53m) Detached double garage with first-floor annexe above. The annexe has wood

flooring, LED lighting, power points and Velux windows. This can be used as an office space or BEDROOM THREE.

ENSUITE

Window to rear, low-level WC and floating washbasin. LED lighting.

OUTSIDE

A beautiful rural outlook with gardens, parking and ELECTRIC GATED ACCESS

KEY FEATURES

Newly built eco timber-framed home

Two double bedrooms

Two en-suites

Exceptional rural position

Uninterrupted views across open farmland

Vaulted dining kitchen

Contemporary fitted kitchen with integrated appliances

Separate utility room

Detached double garage

First-floor annexe with en-suite

Wood flooring and LED lighting throughout

Highly regarded village location

NOTE

Reasonable Water Usage Included and a Half Day Per Fortnight Garden Maintenance

