

HOTHAM FAMILY TRUST

TO LET FOR UP TO THREE YEARS

27 MAIN STREET, ETON, HU17 7PG



Two Bedroom Cottage with Dining Kitchen, Living Room with multi-fuel stove, Oil Central Heating, Gardens to front and rear and space for parking two vehicles.

VIEWING STRICTLY BY APPOINTMENT ONLY

**GUIDE RENT £575 PER CALENDAR MONTH
OFFERS TO BE SUBMITTED ON THE ATTACHED FORM**

**THE ESTATE OFFICE, SOUTH DALTON, BEVERLEY,
EAST YORKSHIRE, HU17 7PN
TEL: 01430 810225 FAX: 01430 810746
Email: office@daltonestate.co.uk**

1. INTRODUCTION

The Dalton Estate is offering to let on an Assured Shorthold Tenancy for a period of up to three years, a semi detached cottage with two bedrooms and one reception room, situated in the village of Etton, about six miles from Beverley and seven miles from Driffield.

2. THE PROPERTY

This property benefits from oiled fired central heating.

The accommodation comprises:

GROUND FLOOR

Kitchen / Diner	4.72m x 3.58m Cream kitchen units
Understairs Storage Cupboard	3m x 0.73m with central heating boiler
Sitting Room	4.65m x 3.63m With multi-fuel stove

FIRST FLOOR

Bedroom 1	4.75m x 3.30m Slopping ceilings and decorative open fire
Bedroom 2	3.53m x 2.67m with small cupboard
Bathroom	1.96m x 3.58m to 1.96m x 2.36m with white suite

OUTSIDE

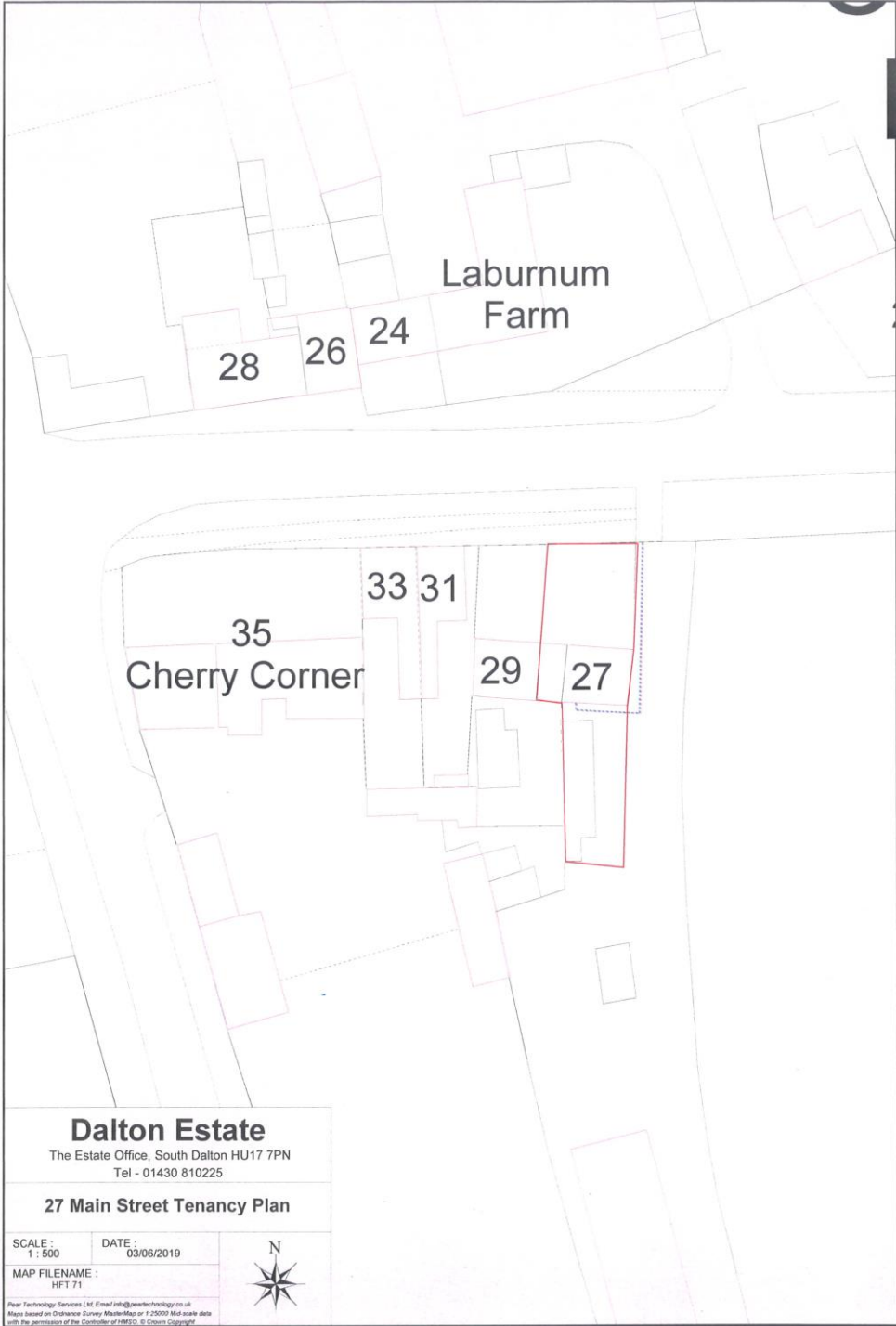
Outbuildings	4 Various Outbuildings, one containing the oil tank
Garden	Grassed Front Garden and small rear garden
Parking	Off Street Parking for two vehicles
Access	The extent of the letting is shown edged red on the attached plan with pedestrian access for No.27 dotted blue and pedestrian access for No. 29 dotted green

SERVICES

Mains drainage and water, electricity & telephone point

Council Tax

Band B



Dalton Estate

The Estate Office, South Dalton HU17 7PN
Tel - 01430 810225

27 Main Street Tenancy Plan

SCALE : 1 : 500 DATE : 03/06/2019

MAP FILENAME : HFT 71



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Maps based on Ordnance Survey MasterMap or 1:25000 MasterMap data
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Energy Performance Certificate



27, Main Street, Etton, BEVERLEY, HU17 7PG

Dwelling type: End-terrace house
 Date of assessment: 19 April 2013
 Date of certificate: 19 April 2013

Reference number: 9018-0052-7244-0177-4944
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 73 m²

Use this document to:

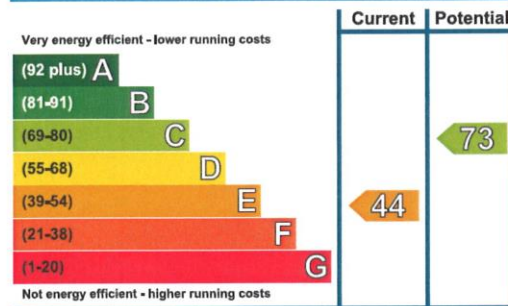
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,011
Over 3 years you could save	£ 1,275

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 126 over 3 years	
Heating	£ 3,375 over 3 years	£ 2,331 over 3 years	
Hot Water	£ 444 over 3 years	£ 279 over 3 years	
Totals	£ 4,011	£ 2,736	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 390	✓
2 Floor insulation	£800 - £1,200	£ 168	✓
3 Draught proofing	£80 - £120	£ 48	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

3. THE LETTING

The property will be let on a 1988 Housing Act Assured Shorthold Tenancy for an initial period of up to four years. A copy of the Draft Agreement is available in the Estate Office and should be read by all applicants. A summary of the most important terms of the Draft Agreement is listed below but all applicants should refer to the Draft Tenancy Agreement for clarification.

a) **Deposit & Legal Fees**

A returnable deposit property bond of **5 weeks rent**, will be required at the commencement of the letting and will be held by the Landlord's Agent, Savills (L & P) Ltd., as a Stakeholder in accordance with the rules of the Tenancy Deposit Scheme administered by The Dispute Service Ltd.

b) **Rent**

Rent will be due monthly in advance on the 1st of each month

c) **Repairs**

The tenant will be responsible for all internal decorations, carpets and curtains, together with cleansing of gutters (this may need to be done once per week if necessary, from 1st November until Christmas each year), drains and waste pipes. The tenant is responsible for any damage whatsoever caused to the property by him or herself, his or her family, friends or other persons at the property as a result of his occupation. The Landlord will be responsible for all other repairs to the property under section 11 of the Landlord & Tenant Act 1985.

All fences, gates & hedges are the responsibility of the tenant to keep in good repair. The chimneys will be cleaned prior to the commencement of a letting and a tenant will be required to leave them in a similar state at the end of the tenancy.

d) **Garden**

The garden area, including where applicable, any land, paddocks, etc included in the tenancy shall be kept neat & tidy. All boundary hedges should be cut at least once in each year of the tenancy.

e) **Outgoings**

The tenant will be responsible for all outgoing whatsoever in connection with the property including Council Tax Payments.

g) **Pets**

Any pets kept at the premises must be with the written permission of the Landlord and must be kept under strict control at all times within the boundaries of the letting.

h) **Vermin**

The tenant is strictly responsible for the control of rats & mice in and around the property.

4. VIEWING

The property may only be viewed by appointment. Prospective tenants are asked to telephone the Estate Office to request an accompanied viewing. **No viewings will be permitted without prior arrangement.**

5. TENDERS

The property is to be let by informal tender on the official tender form (attached to particulars). All tenders will be considered, and short-listed applicants will be invited for an interview shortly thereafter. A guide rent per calendar month is given at the front of these particulars. **Prospective tenants should submit an affordable tender as the top tender will not necessarily be successful.**

The Landlord is not under any obligation to accept the highest or any tender submitted.

6. REFERENCES.

A financial reference and at least three other references will be required (excepting existing Estate Tenants). The names and addresses only, of bank and referees are required with the tender, not the full reference.

S N Fairbank MRICS FAAV Agent

IMPORTANT NOTICE

Misrepresentation Act 1967 and Consumer Protection Regulations 2008.

Trustees of the Hotham Family Trust as the owners of this property give notice that:-

- 1) The particulars are set out as a general outline only for the guidance of intending Lessee(s) and do not constitute part of an offer or contract. Should there be any discrepancy between these particulars and the contract or lease, the latter shall prevail.
- 2) All descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. The property is let with all faults and defects, whether of condition or otherwise and the Lessor is not responsible for such faults and defects or of any statements contained in the particulars of the property.
- 3) The Lessee(s) shall be deemed to acknowledge that he/she has not entered into any lease in reliance on any said statements, that he has satisfied himself as to the contents of each of the said statements, in inspection, or otherwise, and that no warranty or representation has been made by the Lessor or the said agents in relation to or in connection with the property.
- 4) Any error, omission, or mis-statement in any of the said statements shall not entitle the Lessee(s) to rescind or to be discharged from a lease, nor entitle either party to compensation or damages, not in any circumstances to give either party any cause for action.
- 5) No person in employment of The Trustees of the Hotham Family Trust has any authority to make or give any representation or warranty whatsoever in relation to the property.

HOTHAM FAMILY TRUST

To be completed in ink:

**OFFER FORM FOR AN ASSURED SHORTHOLD LETTING OF:
27 Main Street, Etton**

.....

I (Surname)..... (Forenames).....

of (Address).....

.....

.....

Daytime Telephone Number:.....

I hereby offer to pay a rent of £..... (in words).....

..... per calendar month for the above property, for a letting ofyears
in accordance with the terms set out in the particulars.

If offered the tenancy I would like it to commence

PERSONAL DETAILS:

Date of Birth of Tenderer and Wife/Partner: /.....

Family Details:.....

Current occupation:.....

Currently living in Owned/Rented property (please delete as appropriate)

LEGAL FEES

I also agree to pay £200 (non-returnable) reservation deposit which will be counted
towards the first month's rent.

SIGNED:.....

DATE:.....

SIGNED:.....

DATE:.....