

HOTHAM FAMILY TRUST

TO LET FOR UP TO FOUR YEARS

WALKHOUSE COTTAGE EAST KIPLINGCOTES YO43 3LU



With stunning views over the surrounding countryside, this Semi-detached Cottage offers Three Bedrooms, Kitchen, Utility, Sitting Room, Dining Room and Bathroom. Gardens to front, side and rear.

VIEWING STRICTLY BY APPOINTMENT ONLY

**GUIDE RENT £675 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
www.daltonestate.co.uk**

1. INTRODUCTION

The Trustees of the Hotham Family Trust are offering To Let on an Assured Shorthold Tenancy for a period of up to four years, a semi detached house with two reception rooms and three bedrooms. The property has stunning views of the countryside is situated near villages of South Dalton and Etton, approximately *eight miles from Beverley and *ten miles from Driffield. The photograph is showing the rear view of the cottage.

The property has oil fired central heating, has been newly decorated and carpeted.

2. THE PROPERTY **The accommodation comprises:**

*all distances and room sizes are approximate

<u>GROUND FLOOR</u>	
<u>Veranda</u>	
Kitchen	14'2" x 7'11" with wall and base units plumbed for dishwasher
Utility	8'3" x 7' plumbing for washing machine and tumble dryer
Sitting Room	15'7" x 11'6" with multi-fuel stove
Dining Room	11'6" x 10'
Bathroom	7'11" x 5'6" with white bathroom suite
STAIRS LEADING TO: -	
<u>FIRST FLOOR</u>	
Bedroom 1	11'5" x 10'1" with built-in units
Bedroom 2	15'7" x 11'5"
Bedroom 3	11'11 x 8'
Landing	With built-in airing cupboard
<u>OUTSIDE</u>	Shed Enclosed rear, side and front gardens Off Road Parking
<u>SERVICES</u>	Mains electricity, water via local borehole (currently free of charge), shared septic tank, telephone.
Council Tax	Band 'C'



Energy Performance Certificate



1 Walk House Cottage, Kiplingcotes, Market Weighton, YORK, YO43 3LU

Dwelling type: Semi-detached house **Reference number:** 8698-6829-7999-8893-1902
Date of assessment: 07 November 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 14 November 2018 **Total floor area:** 102 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

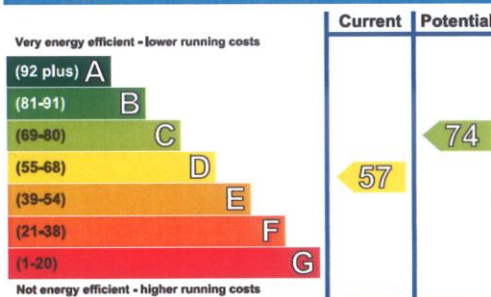
Estimated energy costs of dwelling for 3 years:	£ 2,535
Over 3 years you could save	£ 402

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 243 over 3 years	
Heating	£ 1,935 over 3 years	£ 1,659 over 3 years	
Hot Water	£ 360 over 3 years	£ 231 over 3 years	
Totals	£ 2,535	£ 2,133	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 156
2 Solar water heating	£4,000 - £6,000	£ 120
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 126

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

3. **THE LETTING**

The property will be let on a 1988 Housing Act Assured Shorthold Tenancy for an initial period of 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 **two months 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., The prospective tenant will be responsible for payment of all legal fees in connection with the tenancy agreement payable on completion of the agreement. Once a tender has been accepted by the Landlord, any abortive legal fees will be the responsibility of the prospective tenant. It is likely the legal fees, stamp duty and VAT will be in the region of £210.00. There will also be a charge of £60 plus VAT to cover the administration in obtaining references and the photographic Record of Conditions.

b) **Rent**

Rent will be due monthly in advance on the anniversary date of the start of the tenancy 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 regularly), 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 swept, and the boiler serviced annually and the cost of the sweep only will be charged to the tenant approximately £45.

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 vermin including rats & mice 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

April 2019

IMPORTANT NOTICE

Misrepresentation Act 1967 and the Property Misdescription Act 1991

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:

Walkhouse Cottage East, Kiplingcotes

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 to start the Agreement on 2019

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 confirm that if my tender is accepted and Solicitors instructed, I will pay the agreed proportion of the legal costs in connection with the Tenancy Agreement, whether abortive or not. I also agree to pay £200 non-returnable reservation deposit which will be counted towards the first months rent.

SIGNED:.....

DATE:.....

SIGNED:.....

DATE:.....