



**2 Stockeld Lodge Farm Cottage, Sicklinghall Road, Stockeld Park,  
Wetherby, LS22 6AH**

**£1,400 pcm**

**Bond £1,615**

A bond/deposit will be required in advance.

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# 2 Stockeld Lodge Farm Cottage, Sicklinghall Road, Stockeld

An impressive two bedroom cottage benefitting from spacious living accommodation and gardens. Stockeld Lodge Farm Cottage lies within the Stockeld Park estate with breath-taking views surrounding it. Stockeld Park is a 200 acre estate which lies between Harrogate & Wetherby. EPC rating E.

## GROUND FLOOR

### ENTRANCE HALL

### DOWNSTAIRS WC

With low flush WC and corner wall mounted sink unit. Window to front.

### KITCHEN

18' 8" x 11' 3" (5.69m x 3.43m) A modern kitchen fitted with a range of shaker style wall and base units and including integrated electric oven and hob with space for washing machine and fridge freezer. Central heating radiator.

### UNDER STAIRS CUPBOARD

Housing boiler with space for useful storage.

### LIVING ROOM

15' 0" x 13' 9" (4.57m x 4.19m) With large bay window, open marble feature fireplace, central heating radiator and built-in shelving.

## FIRST FLOOR

### BEDROOM 1

12' 1" x 15' 0" (3.68m x 4.57m) A double bedroom with window offering stunning views across the estate, central heating radiator and walk-in wardrobe.

### BEDROOM 2

11' 2" x 10' 3" (3.4m x 3.12m) A further double bedroom with central heating radiator.

### HOUSE BATHROOM

A modern bathroom fitted with a white suite comprising low flush WC, bath with telephone style shower attachment, pedestal wash hand basin and separate shower cubicle. Central heating radiator.

### OUTSIDE

With courtyard and outbuildings to the front and good sized lawned gardens to the rear and side.

### COUNCIL TAX

This property has been placed in council tax band B.

### DIRECTIONS

Coming from Harrogate, pass Stockeld Park on your right hand side and when you drop into Wetherby take the right turn at the mini roundabout onto Linton Road, after 0.43 miles bear right onto Sicklinghall Road.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
3. Each applicant is required to complete an application form to apply for a property. An application is not deemed as put forward until ALL applicants have returned a fully completed form to the agent.
4. References will be obtained using a credit reference agency.
5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.
9. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. The move-in date must be no more than 30 days after payment of the holding deposit. The move in date will be agreed at the application stage.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.
16. Verity Frearson is a member of RICs, which is a client money protection scheme and also a member of The Property Ombudsman (TPO) which is a redress scheme.
17. This property will NOT be managed by Verity Frearson.

## Verity Frearson

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