



Stable Yard House, Stockeld Park, Sicklinghall, Wetherby, LS22 4AW

£1,400 pcm

Bond £1,615

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Stable Yard House, Stockeld Park, Sicklinghall, Wetherby,

A beautifully presented 2-bed cottage situated in the magnificent grounds of Stockeld Park. The property boasts both character and charm and is conveniently located close to the historical market town of Wetherby. Furthermore, it has fantastic transport links to Harrogate and all major cities via the A1 motorway. The property benefits from off street parking, gas fired central heating and a private courtyard to the rear and a private garden.

Briefly comprising, spacious hallway, Living room, dining room area, kitchen, two double bedrooms, house bathroom and additional stone built outbuildings. EPC rating E.

GROUND FLOOR

ENTRANCE HALL

A wooden panelled door, grey carpeted floor, a convenient under stairs cupboard. Leading to living room, dining room or stairs to first floor.

LIVING ROOM

A grand room with high ceiling and bay window to the front. Radiator beneath the window with fire place to the rear.

DINING ROOM

A spacious dining room with large window to the front and fireplace to the right. Equipped with handy fitted cupboard. Doors off to the hallway and kitchen.

KITCHEN

A newly fitted kitchen with electric hob, electric over and extractor fan. A stainless-steel sink with window above and dishwasher beneath. Space for a fridge/freezer.

BEDROOM 1

A double bedroom with Georgian window to front, feature fireplace (not in commission) and radiator

BEDROOM 2

A further bedroom with Georgian window to rear and radiator.

HOUSE BATHROOM

A generous family bathroom housing a bath and shower unit. A low flush toilet and wash basin. There is a window to the front.

OUTSIDE

Private gravelled off-street parking to the rear. To the side is a private Turfed wrap around garden, to the rear are with two stone-built storage sheds.

COUNCIL TAX

The property has been placed in Council Tax Band C.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 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. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. 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.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. 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.
15. 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.
16. This property will NOT be managed by Verity Frearson.

Verity Frearson

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