



Baker Cottage, 15 High Street, Hampsthwaite, Harrogate, HG3 2EP

£1,300 pcm

Bond £1,500

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Baker Cottage, 15 High Street, Hampsthwaite, Harrogate, HG3

A beautifully presented two-bedroomed cottage situated in the heart of this sought-after Nidderdale village, well served by excellent local amenities. The cottage has the advantage of a new roof and boiler and provides accommodation presented to a high standard. The house is wider than average, with a large reception room with wood-burning stove, and a bright and airy kitchen with stable door leading to the private and enclosed paved garden to the rear. There are two double bedrooms and a modern house bathroom. The property is situated in the heart of this popular village, well served by excellent amenities including a post office, café, shop, a primary school with an OFSTED Outstanding rating, church, pub, cricket club and a regular bus service to Harrogate and Pateley Bridge. EPC rating D.

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with glazed door to front and window to front and side.

SITTING ROOM / DINING ROOM

A spacious open-plan reception room with windows to front. Attractive fireplace with wood-burning stove.

KITCHEN

With windows to rear overlooking the garden. High-quality fitted kitchen with range of wall and base units and oak worktops. Gas hob with extractor hood above and integrated electric double oven. Integrated dishwasher and washing machine.

FIRST FLOOR

BEDROOM 1

A master bedroom with window to front.

BEDROOM 2

A further double bedroom with window to front.

BATHROOM

A modern white suite with WC, washbasin, and bath with shower above. Window to rear.

OUTSIDE

To the rear is an attractive paved garden with patio sitting areas and timber shed. Well-stocked raised flowerbeds.

COUNCIL TAX

This 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 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. 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 be managed by Verity Frearson.

Verity Frearson

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