



**The Old Mistal, Hollins Lane, Hampsthwaite, Harrogate, HG3 2HH**

**£2,500 pcm**

**Bond £2,884**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# The Old Mistal, Hollins Lane, Hampsthwaite, Harrogate, HG3

A beautifully presented and individual three bedroomed detached property situated in this desirable position on the edge of the popular village of Hampsthwaite.

This impressive property provides spacious and modern accommodation comprising a stunning open plan dining kitchen with vaulted ceiling together with a large sitting room, utility, two downstairs double bedrooms and a modern bathroom. On the first floor, there is a further large double bedroom with ensuite shower room. There is ample off-road parking with driveways to the front and rear and there is an attractive garden with lawn and paved sitting area. The property is situated on the edge of the popular village of Hampsthwaite, which is well served by excellent amenities, including a pub, café, village shop, primary school and is on the number 24 bus route between Harrogate and Pateley Bridge. EPC Rating C.

## GROUND FLOOR

### SITTING ROOM

A large reception room with glazed doors leading to the garden.

### DINING KITCHEN

With a range of fitted wall and base units with induction hob, integrated double oven, dishwasher and integrated fridge/freezer.

### UTILITY ROOM

A large utility room providing storage space with fitted worktops, sink and units. Space for washing machine and tumble dryer.

### BEDROOM 2

A large double bedroom with fitted wardrobes.

### BEDROOM 3

A large double bedroom with fitted wardrobe.

### BATHROOM

A modern white suite comprising WC, basin and bath with shower above. Heated towel rail.

## FIRST FLOOR

### BEDROOM 1

A large double bedroom with skylight windows and fitted wardrobes.

### ENSUITE

A white suite comprising WC, basin, shower and freestanding bath. Heated towel rail.

### OUTSIDE

There is ample off-road parking with driveways to the front and rear. Attractive gardens surround the property with lawn, patio and covered sitting area and timber garden shed.

### COUNCIL TAX

This property has been placed in Council Tax Band E.

### NOTE

Garden maintenance will be included in the rent

## 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. 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

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 85        |
| (69-80)                                     | C | 80                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| www.epc4u.com                               |   |                         |           |