



Haddockstones Farmhouse, Haddockstones, Ripley, Harrogate, HG3 3LA

£2,200 pcm

Bond £2,538

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



Haddockstones Farmhouse, Haddockstones, Ripley,

An attractive double fronted, traditional farmhouse, providing spacious and well-presented accommodation with good sized garden and garage in this delightful position, enjoying superb views over the surrounding countryside. This excellent property provides generous accommodation, comprising two large reception rooms together with a dining kitchen, office and downstairs WC and with four bedrooms and bathroom on the first floor. There is excellent storage space including a large attic and a basement room. A driveway provides extensive parking and leads to a carport and garage, and there is a large and attractive garden to the front of the property with patio, enjoying delightful views over the surrounding countryside. The property is situated in this delightful position set amongst beautiful open countryside, situated between Harrogate and Ripon and close to Fountains Abbey. EPC Rating E.

GROUND FLOOR

SITTING ROOM

A large reception room with attractive fireplace and windows to front.

FAMILY ROOM

A further large reception room with an attractive stone fireplace and bay window to front.

DINING KITCHEN

With dining area and window to rear. The kitchen comprises a range of modern wall and base units with oven, hob, dishwasher & integrated fridge.

OFFICE

Providing a useful workspace with window to rear.

CLOAKROOM

With WC and basin.

BASEMENT

Steps from the house lead to a basement which provides a useful storage area with light and power.

FIRST FLOOR

BEDROOMS

There are four large bedrooms situated on the first floor.

BATHROOM

There is a large bathroom with WC, basin and bath.

ATTIC

Steps lead to a large attic which provides additional storage space.

OUTSIDE

A drive leads to extensive gravelled parking area with carport and double garage. There is a large lawned garden to the front of the property with mature, planted borders and patio, enjoying attractive views over the surrounding countryside.

COUNCIL TAX

The property has been placed in Council Tax Band B.

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

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