



1 Stocks Green , Darley, Harrogate, HG3 2QF

£950 pcm

Bond £1,096

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A beautifully presented an attractive one bedroom cottage, providing generous living accommodation and attractive outdoor sitting area, situated in this popular village.

The property is presented to a high standard and provides generous accommodation with a superb open plan kitchen and living area with woodburning stove together with a separate sitting room. On the first floor there is a large bedroom, useful study area and modern bathroom. There is an attractive front garden providing an outdoor sitting area with planted borders and parking is available on the street to the front of the property. EPC Rating D.

SITTING ROOM

A reception room with attractive feature fireplace with open fire and exposed wooden beams.

KITCHEN/DINING ROOM

A large open plan kitchen and dining area with woodburning stove. The kitchen comprises a range of quality wall and base units with granite worktops and inset Belfast sink, range cooker and washing machine.

FIRST FLOOR

LANDING

Providing a useful study area.

BEDROOM

A good sized double bedroom with wardrobe.

BATHROOM

A white suite comprising WC, basin and bath with shower above.

OUTSIDE

To the front of the property, there is an attractive garden with paved sitting area, planted borders and useful storage shed.

COUNCIL TAX

This property has been placed in Council Tax Band C.

SERVICES

All mains services are connected to the property.
Mobile coverage - O2 (EE, Vodafone & Three are limited indoors)
Broadband - Basic 7 Mbps, Superfast 45 Mbps, Ultrafast N/A
Satellite / Fibre TV availability - Sky

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=10003023457>

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 be managed by Verity Frearson.

Verity Frearson

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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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