



5 Oakdale Manor, Harrogate, HG1 2NA

£3,500 pcm

Bond £4,038

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

5 Oakdale Manor, Harrogate, HG1 2NA

A most impressive stone-built five-bedroom detached home forming part of this exclusive development, enjoying a beautiful location on the Duchy estate, next to open countryside and Oakdale Golf Club, yet within five minutes' drive from Harrogate. This superb and individual home offers generous, flexible and airy accommodation, and an internal viewing is essential to appreciate the overall scale and quality of this beautiful home. A particular feature of the property is the thoughtfully landscaped and good-sized gardens, with views over Oakdale Golf Club and surrounding woodland. EPC Rating D.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With central heating radiator. Good-sized under-stairs cloaks cupboard.

LOUNGE

Tall picture windows to side, plus extensive bi-folding doors to the rear with Velux windows above, giving access to the private terrace with views of the garden and the woodland beyond. Central heating radiator.

DINING ROOM

Full-width double-glazed window with views over the gardens. Central heating radiator.

STUDY

Double-glazed windows to front and side. Central heating radiator and feature iron fireplace.

STYLISH BREAKFAST KITCHEN

Fitted with contemporary units incorporating and excellent range of wall and base units and fridge freezer. Island with seating. Window to rear and double doors leading to the rear garden.

CLOAKROOM

With low-flush WC and pedestal washbasin. Double-glazed window to front. Central heating radiator.

UTILITY ROOM

With half-glazed exterior door to rear. With washer / dryer, sink and central heating radiator.

FIRST FLOOR

SPACIOUS LANDING

Large Velux window to front with extensive range of fitted book shelving. Coved ceiling.

MASTER BEDROOM

Two windows to side and two Velux windows to front. Central heating radiator and coved ceiling. Fitted wardrobes.

EN-SUITE SHOWER ROOM

With walk-in shower, washbasin and vanity unit and WC. Modern tiling and heated towel rail.

BEDROOM 2

Two skylight windows to side with a pleasant aspect over the gardens. Central heating radiator.

EN-SUITE SHOWER ROOM

Velux window to side. Low-flush WC, pedestal wash basin and fully tiled shower cubicle. Plumbing for washing machine. Central heating radiator.

BEDROOM 3

Velux window to side and double-glazed window to front. Central heating radiator.

BEDROOM 4

Double-glazed window to side and central heating radiator.

BEDROOM 5

Velux window to rear and central heating radiator. Extensive range of fitted wardrobes.

LUXURY BATHROOM

A superb bathroom with free-standing bath, walk-in shower, washbasin and vanity unit, and WC. Modern tiling.

OUTSIDE

Tarmac driveway to front provides off-road parking and leads to an integral double garage with electric-operated up-and-over door, light, power, fridge & freezer. Door to the rear garden and further door to the reception hall.

The property is accessed via a bridge over Oak Beck leading to a shared entrance to the drive with ample parking. There are gardens to three sides of the property, which have been landscaped with natural stone walls and thoughtfully planted. In addition to the mature trees there are a number of specimen trees. There are external power and water points, in addition to security lighting and mains electric lights, which illuminate the drive and garden. There are views from the rear of the garden over woodland and Oakdale Golf Club.

COUNCIL TAX

This property has been placed in council tax band G.

SERVICES

All mains services are connected to the property.
Mobile coverage - Indoors O2 but may be limited (EE, Vodafone, Three, O2 all likely outdoors)
Broadband - Basic 15 Mbps, Superfast 48 Mbps, Ultrafast 1800 Mbps
Network availability - CityFibre / Openreach

Information obtained via:
<https://checker.ofcom.org.uk/>

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=100050402714>

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 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

