



The Coulders, 39 Burn Bridge Road, Burn Bridge, Harrogate, HG3 1PB

£3,500 pcm

Bond £4,038

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

The Coulders, 39 Burn Bridge Road, Burn Bridge, Harrogate, HG3 1PB

A quite superb detached five bedroom family residence finished to an exacting standard throughout and providing splendid family accommodation benefitting from fully equipped kitchen, four reception rooms, three luxury bathrooms and large detached garage. The Coulders enjoys an excellent location with open views to the front of this sought after residential village on the south side of Harrogate close to Pannal and all its amenities including primary school and railway station. EPC rating D.

GROUND FLOOR

PRINCIPAL RECEPTION HALL

(6'4 x 17'4) With oak flooring and window to the side.

SITTING ROOM

(16'10 x 12'10) A charming room with deep window enjoying views to the front with period-style fireplace surround with stone hearth.

DINING ROOM

(9'10 x 12'10) Having windows to two sides and period cast-iron fireplace.

FURTHER ENTRANCE HALL

With Travertine-tiled flooring.

STUDY / FAMILY ROOM

(9'4 x 12'10) Having windows to two sides and period cast-iron fireplace.

KITCHEN

(13'10 x 12'8) A tastefully appointed, fully fitted and equipped kitchen featuring polished granite worktops and having inset twin-bowl enamel sink unit. With range of quality fitted wall and base units to include Rangemaster professional stainless-steel cooker set in fireplace recess with polished granite splash back, integrated dishwasher and fitted American style fridge freezer. With Travertine-tiled flooring and recessed spotlighting.

REAR HALL / BOOT ROOM

With windows to the side and travertine tiled flooring.

CLOAKROOM

(9' x 6') Having low-level WC and wash-hand basin. With travertine-tiled flooring, chrome towel radiator and window.

SUN ROOM

(8'9 x 9') Fully glazed to two sides and with French doors leading onto the rear garden and with travertine-tiled flooring.

UTILITY ROOM

(7'10 x 5') With fitted worktop having inset stainless-steel sink unit, range of wall and base cupboards and space for electrical appliances. With travertine-tiled flooring.

FIRST FLOOR

STAIRS

A fine original staircase leads to the first-floor landing and features a large window to the half landing.

LANDING

With recessed spotlighting and storage cupboard.

MASTER BEDROOM

(14' x 12'11) Double bedroom with window to the front enjoying delightful views over the surrounding countryside. With door leading to:

EN-SUITE BATHROOM

With Travertine tiling to walls and floor and fitted with a suite comprising shaped bath with shower unit over and curved glass side screen, pedestal wash basin and low-level WC. Chrome towel radiator.

BEDROOM 2

(9'11 x 12'11) Further double bedroom with two windows enjoying views over the fields to the front and period cast-iron fireplace.

BEDROOM 3

(9'5 x 12'11) Further bedroom with window having views to the rear and period cast-iron fireplace.

BEDROOM 4

(9'3 x 12'9) Fourth bedroom with window to the rear and period cast-iron fireplace.

HOUSE BATHROOM

With Travertine tiling to walls and floor and fitted with a suite comprising bath with shower unit over, two wash basins with oak vanity cupboard below and low-level WC. Heated chrome towel radiator.

SECOND FLOOR

BEDROOM 5

(12'4 x 12'8) A further double bedroom with gable window having far-reaching views and large recessed store cupboard.

BATHROOM 3

With travertine tiled walls and flooring and fitted with a suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin and low-level WC. With Velux window and chrome towel radiator.

OUTSIDE

The property is approached over block-paved driveway which provides ample parking and turning areas and leads to the LARGE DETACHED BRICK-BUILT GARAGE. There are level lawned gardens extending to the front and rear of the property, well screened with mature hedging. To the rear is a large decked patio area, ideal for outdoor dining and entertaining.

COUNCIL TAX

This property has been placed in council tax band G.

SEE WEBSITE FOR ADDITIONAL MATERIAL INFORMATION

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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For all enquiries contact us on:

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