



Manor Farm, Main Street, Scotton, Knaresborough, HG5 9HS

£1,900 pcm

Bond £2,192

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Manor Farm, Main Street, Scotton, Knaresborough, North

A beautifully appointed and characterful Grade II Listed four-bedroom property retaining exceptional charm throughout together with private landscaped gardens, off-street parking and garage situated within this highly regarded village. EPC Rating D.

ACCOMMODATION

This Grade II listed property has gas central heating, double glazing and the front door opens onto a reception hall with guest cloakroom. There is a superb open plan living area with sitting room opening out to a well proportioned dining area and a delightful walk-in inglenook fireplace, it is a through room which allows light in and views over the attractive cottage gardens to both of the front and rear. There is a further reception room currently being used as an office.

A dining kitchen has been refitted and comprises a range of matching wall and base units with working surfaces and tile splashbacks over, again it is a most attractive through room with delightful timbered ceiling. Integrated appliances include a fridge, freezer, washing machine and slimline dishwasher, there is also an oven and combination microwave together with a four ring ceramic hob, a stable door leads onto the rear garden.

A staircase leads to a most attractive first floor galleried landing. The principal bedroom has an en suite shower room. There are three further bedrooms, one currently being used as a dressing room, which are serviced by a house bathroom which comprises a matching white three piece bath suite with shower over the bath.

Outside there is the most attractive cottage style front garden which has been designed with many specimen and flowering trees and shrubs and sets the property well back from the road.

Double opening gates leads onto a brick paved driveway, which provides off street parking and leads to a double garage with electric lights and power installed, measuring 18'0 x 17'6. A further feature of the property is the landscaped rear garden which would be ideal for those entertaining. There are small lawned garden areas, deep flowerbed borders and central pond.

COUNCIL TAX

This property has been placed in Council Tax Band G.

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - Indoors O2 but may be limited (Outdoors - EE, Vodafone, Three, O2 all likely)
Broadband - Basic 3 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps
Network availability - Openreach & Quickline.

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=10003036595>

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:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(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			