



29 Brookfield, Hampsthwaite, Harrogate, HG3 2EF

£2,425 pcm

Bond £2,798

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

29 Brookfield, Hampsthwaite, Harrogate, North Yorkshire,

A large four bedroomed detached family house offering spacious and well appointed accommodation with the benefit of en-suite facilities, plus full gas central heating and double glazing throughout. This excellent family house also features good sized gardens to front and rear. plus ample parking to front and double garage. Hampsthwaite is a popular residential village with an excellent range of local amenities, including local primary school, shop, church, village hall and public house. The spa town of Harrogate is also within easy travelling distance. EPC rating D.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/WC
6' 11" x 4' 10" (2.11m x 1.47m) With modern suite in white.

LOUNGE
18' 5" x 13' 6" (5.61m x 4.11m) With double glazed windows to front and rear and attractive fireplace.

DINING KITCHEN
20' 9" x 10' 10" (6.32m x 3.3m) Fitted with an extensive range of modern fittings incorporating gas hob, hood and electric double oven plus integrated dishwasher and fridge. With two double glazed windows to rear.

STUDY
8' 0" x 7' 6" (2.44m x 2.29m) With double glazed windows to front and side.

UTILITY ROOM
15' 9" x 5' 0" (4.8m x 1.52m) With range of modern fittings plus door to rear garden and internal door to garage.

GARAGE
16' 5" x 15' 5" (5m x 4.7m)

FIRST FLOOR
BEDROOM 1
11' 3" x 10' 10" (3.43m x 3.3m) Plus dressing area and three fitted double wardrobes.

ENSUITE
Fitted with a modern suite.

BEDROOM 2
11' 5" max x 10' 11" (3.48m x 3.33m) With fitted wardrobe.

BEDROOM 3
10' 11" x 8' 10" (3.33m x 2.69m) With fitted wardrobe.

BEDROOM 4
8' 8" x 7' 7" (2.64m x 2.31m) With fitted cupboard.

BATHROOM
Fitted with a modern suite.

OUTSIDE
With gardens to front and rear. Double width driveway leads to attached DOUBLE GARAGE.

COUNCIL TAX
This property has been placed in council tax band F.

SERVICES
All mains services are connected to the property.
Mobile coverage - EE, Vodafone, Three, O2 are all limited indoors
Broadband - Basic 3 Mbps, Superfast 47 Mbps, Ultrafast 1800 Mbps
Network availability - 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=100050385348>

- 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 NOT be managed by Verity Frearson.

Verity Frearson

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For all enquiries contact us on:

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