



East Wing Flat, Stockeld Park, Sicklinghall, Wetherby, LS22 4AW

£1,000 pcm

Bond £1,153

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

East Wing Flat, Stockeld Park, Sicklinghall, Wetherby, LS22 4AW

A spacious and newly refurbished ground floor apartment in an idyllic country estate. This beautifully presented two-bedroom ground floor apartment forms part of the stunning 2000-acre estate of Stockeld Park, surrounded by open countryside and picturesque parkland. Offering a rare opportunity to live in a peaceful and historic setting, the property combines period charm with modern updates, creating a stylish and comfortable home. The apartment has been recently refurbished to a high standard and provides generous accommodation throughout, including a spacious sitting room, modern fitted kitchen, newly fitted shower room, and two well-proportioned double bedrooms. There is also the benefit of private parking and a modern gas central heating system. EPC rating C.

GROUND FLOOR RECEPTION HALL

A large welcoming hall with fitted cupboards providing useful storage space.

SITTING ROOM

A spacious reception room with windows on two sides allowing plenty of natural light. Fitted cupboards and an attractive feature fireplace with open fire.

KITCHEN

With attractive parquet flooring and ornamental range. The kitchen is fitted with a range of units and includes an electric hob, integrated oven, and space for additional appliances.

BEDROOM 1

A generously sized double bedroom with fitted cupboards and drawers, and an ornamental tiled fireplace.

BEDROOM 2

A further good-sized double bedroom.

BATHROOM

A newly fitted modern white suite comprising WC, basin, and shower.

OUTSIDE

The property has the benefit of private parking and is surrounded by the beautiful grounds of Stockeld Park, providing an exceptional countryside setting.

Stockeld Park is renowned for its beautiful surroundings and exceptional grounds, offering residents a unique lifestyle with wonderful walks and open spaces on the doorstep on the estate. Despite its tranquil setting, the location is also highly convenient, with easy access to the nearby market town of Wetherby, the popular spa town of Harrogate, and excellent transport links to Leeds, York, and beyond.

COUNCIL TAX

Council tax will apply. This property is yet to be banded for council tax - the provisional band is expected to be C. Once the VOA has completed the banding process any backdated liability from commencement of the tenancy will need to be settled.

SERVICES

All mains services are connected to the property.

Mobile coverage - EE, Vodafone, Three and O2 all good outdoors. O2 variable in home.

Broadband - Basic 3 Mbps.

Network availability - BT

Information obtained via:

<https://checker.ofcom.org.uk/> and the Landlord.

Please satisfy yourself that the required signal / network availability is available to meet your needs.

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

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

