



Woodmanwray Chapel, off Dike Lane, Dacre, Harrogate, HG3 4EY

£1,250 pcm

Bond £1,442

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Woodmanwray Chapel, off Dike Lane, Dacre, HG3 4EY

A unique and beautifully presented two-bedroom detached home, converted from a former chapel and offering stylish accommodation in a stunning Nidderdale setting surrounded by open countryside. This individual property has been sympathetically modernised to a high standard and now offers generous, contemporary living space with character features. The ground floor includes a spacious open-plan living and dining area with woodburning stove, a well-equipped kitchen, and a useful utility/WC. Upstairs there are two double bedrooms, an en-suite shower room and a modern bathroom. Outside, there is ample parking and an attractive outdoor sitting area enjoying views over the surrounding countryside. The property occupies a delightful rural position within the Nidderdale Area of Outstanding Natural Beauty, surrounded by beautiful countryside yet conveniently placed for access to nearby villages and within easy driving distance of both Harrogate and Pateley Bridge. EPC rating C.

GROUND FLOOR

LIVING / DINING ROOM

A spacious open-plan sitting and dining area with woodburning stove, under-stairs storage and tiled flooring. Oil-fired underfloor heating runs throughout the ground floor.

KITCHEN

A modern, well-appointed kitchen fitted with a range of wall and base units, electric hob, integrated oven, dishwasher and fridge.

UTILITY / WC

With fitted worktop, sink and space & plumbing for a washing machine. WC.

FIRST FLOOR

BEDROOM ONE

A double bedroom with fitted wardrobes.

ENSUITE SHOWER ROOM

A modern suite comprising WC, basin and shower. Heated towel rail.

BEDROOM TWO

further good-sized double bedroom with fitted wardrobe.

BATHROOM

A stylish suite comprising WC, basin, freestanding bath and separate shower. Heated towel rail.

OUTSIDE

The property enjoys a generous plot with ample parking and an outdoor sitting area providing a lovely space to relax and enjoy the surrounding countryside views. Lockable shed.

COUNCIL TAX

Council tax will apply. This property is yet to be banded for council tax - the provisional band is expected to be B. 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 with the exception of gas and drainage. Septic tank. Water metered.

Mobile coverage - EE, Vodafone, Three and O2 all variable outdoors, limited indoors

Broadband - Basic 1 Mbps

Network availability - Openreach, Boundless (via the Landlord) and Starlink

Information obtained via:

<https://checker.ofcom.org.uk/>

USEFUL INFORMATION

A public footpath crosses the property.

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>

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

