



2 Bridge House, Wilsill, Harrogate, North Yorkshire, HG3 5EB

£1,200 pcm

Bond £1,384

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

2 Bridge House, Wilsill, Harrogate, North Yorkshire, HG3 5EB

A three bedroomed 16th Century listed period double fronted property revealing spacious and well appointed accommodation, gardens to the front and rear and allocated parking. Offered with gas fired central heating and double glazing this delightful property is situated in the attractive Nidderdale village of Wilsill and is close to the varied amenities of Pateley Bridge. EPC Rating D.

GROUND FLOOR

LOUNGE

14' 3" x 12' 7" (4.34m x 3.84m) With a feature fireplace and electric fire. Corner cupboard and seat. Double glazed window to front and mullioned stone window and window seat. Exposed beams. Central heating radiator.

DINING KITCHEN

15' 3" x 9' 5" (4.65m x 2.87m) With a range of wall and base units, working surfaces with inset sink and double drainer, mosaic tiled splashbacks. Electric range cooker with electric hob and extractor hood above. Space for fridge/freezer, tiled floor and central heating radiator. Double glazed window to rear.

PANTRY

With double glazed window to rear. Storage shelves.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer. Double glazed window to rear and glazed door to rear. Central heating radiator.

DINING ROOM

10' 9" x 15' 1" (3.28m x 4.6m) With double glazed window to front and central heating radiator. Access hatch to kitchen.

FIRST FLOOR

BEDROOM 1

16' 1" x 14' 2" (4.9m x 4.32m) With exposed beam to ceiling. Double glazed window to front and central heating radiator. Access hatch to loft space.

BEDROOM 2

15' 0" x 11' 0" (4.57m x 3.35m) With double glazed window to front and central heating radiator. Fan.

BEDROOM 3

10' 3" x 10' 0" (3.12m x 3.05m) Dual aspect double glazed windows with views and central heating radiator.

BATHROOM

6' 4" x 7' 0" (1.93m x 2.13m) With a panelled bath with electric shower over and glass shower screen and pedestal wash-hand basin. Chrome heated towel rail. Tiled walls and floor. Double glazed frosted window to rear. Airing cupboard houses the hot water cylinder.

SEPARATE WC

With low flush WC and pedestal wash-hand basin. Double glazed frosted window to rear and central heating radiator.

OUTSIDE

To the front of the property is a path with a stone wall and wrought iron gate. lawned gardens to either side of the path. To the rear is a paved courtyard area with storage shed. Access is shared to the rear for the storing of bins. Opposite the property there is a parking area for 2 cars.

COUNCIL TAX BAND

Council Tax Band : D

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Vodafone, Three, O2
Broadband - Basic 19 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=10003601045>

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

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