



**Maverick Farm Cottage, Newall Carr Road, Newall With Clifton,
Otley, LS21 2HD**

£1,750 pcm

Bond £2,019

A bond/deposit will be required in advance.
ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Maverick Farm Cottage, Newall With Clifton, Otley, LS21 2HD

A fantastic opportunity to rent a substantial four-bedroom detached bungalow with attractive gardens, set in an elevated position enjoying breathtaking views over the surrounding countryside. The property occupies a delightful semi-rural location, offering peace, privacy and superb outlooks, yet is conveniently positioned just a few minutes' drive from the excellent amenities of Otley. EPC Rating E.

SITTING ROOM

A spacious reception room with sliding glazed doors leading to the sun terrace and garden. Woodburning stove.

DINING KITCHEN

With space for dining area. The kitchen comprises a range of fitted units and including cooker and dishwasher.

UTILITY

Including washing machine. Leading to -

DOWNSTAIRS WC

With WC and wash hand basin.

BEDROOM ONE

A large double bedroom with dressing room and en-suite.

EN-SUITE

With WC, basin and shower.

BEDROOM TWO

A double bedroom with fitted wardrobes.

BEDROOM THREE

A good-sized bedroom.

BEDROOM FOUR

With WC, basin and bath.

BATHROOM

With WC, basin and bath.

OUTSIDE

The property is approached via electrically operated gates and a shared drive. A private driveway provides ample off-road parking and leads to the bungalow. The property is surrounded by generous gardens with lawned areas and a superb south-facing sun terrace enjoying truly magnificent views over the surrounding countryside.

COUNCIL TAX

The property has been placed in Council Tax Band C.

SERVICES

All mains services are connected to the property with the exception of gas. Water metered (no standing charges)

Mobile coverage - EE, Vodafone, and O2 good outdoor and in-home, Three good outdoor, variable in home

Broadband - Basic 11 Mbps, Superfast N/A, Ultrafast 1800 Mbps

Network availability - Openreach

Information obtained via:

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

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=100050423373>

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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