



14 Meadow Close, Hampsthwaite, Harrogate, HG3 2EX

£1,295 pcm

Bond £1,494

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 14 Meadow Close, Hampsthwaite, Harrogate, North

A very spacious two-bedroom detached bungalow with attractive views, situated in the heart of the popular Nidderdale village of Hampsthwaite, just a short drive from Harrogate town centre, the property offers the perfect blend of countryside living with easy access to nearby towns and services. EPC Rating C

## ACCOMMODATION ENTRANCE HALL

### SITTING / DINING ROOM

A large L shaped reception room with defined sitting and dining areas and a living-flame gas fire.

### KITCHEN

Fitted with a range of wall and base units, gas hob, double oven, and integrated fridge and freezer.

### CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

### BEDROOMS

There are two good-sized double bedrooms, each with fitted wardrobes and attractive views.

### BATHROOM

Fitted with a white suite comprising WC, washbasin, and bath with shower above.

### LOFT

A large loft providing useful storage space.

### OUTSIDE

A driveway provides off-road parking and leads to a single garage with washing machine. The attractive rear garden features planted borders and various sitting areas, all enjoying a delightful open outlook over adjoining countryside. Summerhouse.

### COUNCIL TAX

The property has been placed in Council Tax Band D.

### SERVICES

All mains services are connected to the property.  
Mobile coverage - EE, Vodafone, Three, O2 - All may be limited in-home  
Broadband - Basic 9 Mbps, Superfast 60 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=100050401028>

## 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

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