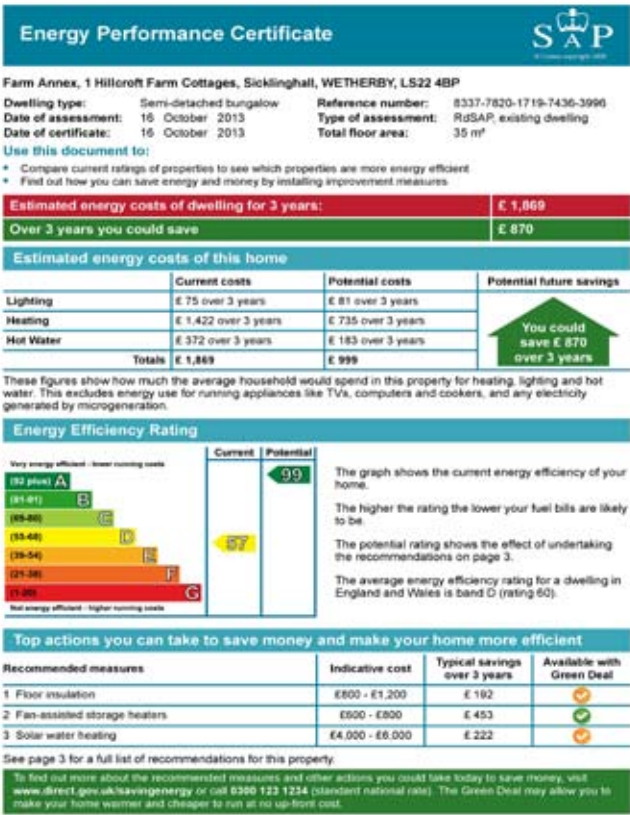


Terms of Tenancy

- 1. The property is offered on an assured shorthold tenancy agreement for a minimum of six months.
- 2. A returnable bond of £530 is required to be held for the duration of the tenancy.
- 3. The rent is exclusive of services.
- 4. The tenant is responsible for the cost of references and the tenancy arrangement fee, the cost being £180 including vat for the first applicant, £90 including vat for each further applicant and £90 including vat if a guarantor is required.
- 5. No smokers or DSS.
- 6. No pets.
- 7. Available now.



NT NICHOLLS TYREMAN

TO LET
SALES & LETTING AGENTS



**Farm Annex 2, 1 Hillcroft Farm Cottages
Kirkby Lane, Sicklinghall, Wetherby, LS22 4BP**

- ONE BEDROOM ANNEX PROPERTY ON WORKING FARM
- RENT INCLUDES COUNCIL TAX AND WATER RATES
- PART FURNISHED

£425 PCM

9 Albert Street, Harrogate, North Yorkshire, HG1 1JX
01423 530744 | lettings@nichollstyreman.com | www.nichollstyreman.com

NT NICHOLLS TYREMAN



These particulars are given as guidance only and are expressly excluded from from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold or unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



Living Room



Kitchen



Shower Room



Garden



Bedroom



View



Driveway

PART FURNISHED

A one bedroom self contained farm annex property located on a working farm. The property benefits from off street parking, double glazing, electric storage heating and picturesque views over open fields.

The property briefly comprises open plan living/ dining/kitchen and utility room with dishwasher, fridge freezer, washing machine, electric hob with oven under and extractor canopy over; bedroom with bed and mattress and shower room with low flush wc, wash hand basin and shower cubicle.

The rent includes council tax and water rates.



Inside

GROUND FLOOR

Living/Dining/Kitchen	16'10" x 11'
Utility Room	10'9" x 4'1"
Bedroom	10'7" x 7'10"
Shower Room	

Outside

The property has an enclosed garden and off street parking for two cars.

DIRECTIONS - LS22 4BP

Heading out of Harrogate on the Wetherby Road, turn right at the roundabout onto the bypass, after approximately 1 mile take the left hand turn to Kirkby Overblow, continue through the village following the signs to Sicklinghall and after 1.5 miles you will find the property on the right hand side, signposted as Hillcroft Farm and Riding Stables.