THOMLINSONS
1870

Terms & Conditions

TENANT RESPONSIBILITIES

As a tenant, you will be responsible for:

- Paying a holding deposit of one week's rent, where applicable.
- Paying a tenancy deposit of up to five weeks' rent.
- Paying rent monthly in advance.
- Paying council tax and utility bills during the tenancy.
- Taking reasonable care of the property and its contents.
- Complying with the terms of the tenancy agreement and inventory.
- Satisfying the required referencing and credit checks.
- Insuring your own personal possessions.

TENANCY RESTRICTIONS

- No business use without the landlord's written consent.
- Pets are subject to the landlord's consent and the terms of the tenancy.
- Smoking and vaping are not permitted inside the property.
- The property must not be used as an HMO or for multiple occupancy without prior consent.

MOVING IN

The tenancy agreement and inventory will be provided before signing. Keys will be available from our office on the agreed move-in date, subject to all requirements being completed.

For managed properties, tenants have **seven working days** to check and return the inventory, noting any discrepancies or repairs required.

MOVING OUT

Notice must be given **in writing in accordance with the terms of your tenancy agreement**. The property should be returned clean, tidy and in accordance with the inventory, allowing for fair wear and tear.

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Bridge House, 9 Massey Fold, Spofforth HG3 1WG

£3,000 pcm







FOUR BEDROOMS | TWO EN SUITES | VILLAGE LOCATION | SPACIOUS | MODERN

A stunning stone built four bedroom property located in the highly desirable village of Spofforth, the property with accommodation as follows: Impressive Reception Hall with tiled floors and open staircase, Dining Kitchen, Lounge, Dining Room, Office, Four Bedrooms Two with with En-Suites. Large Garden, Patio Area, Garage, Parking.

UNFURNISHED/NO SMOKERS

Directions

Accommodation Comprises

SITUATION & DESCRIPTION
Spofforth is thriving village between the historic market town of Wetherby and Harrogate.

The village has a host of amenities including local village shop and post office, The Castle Inn public house and the newly opened Spofforth Bistro serving delicious Mediterranean cuisine. The village has a range of services such as a Doctor's Surgery, hairdressers, beautician a Church of England Primary School (Ofsted Good 2022) and very active village hall which hosts numerous events.

There is a plethora of recreational activities available to cater for a wide range of age groups such as Stockeld Park, Spofforth Castle, a heritage monument and a cricket club.

A desirable 4 bedroom stone built village home revealing modern recently refurbished interiors including an impressive reception hall with modern staircase and porcelain tiled floors, stunning living kitchen with central island and a luxurious en-suite shower room. Surrounded by open countryside with many walks from the doorstep this beautiful property is just a short drive from Harrogate and Wetherby.

The recent renovations undertaken by the owners have transformed this property into a masterpiece of meticulous design and attention to detail. With its unique charm and numerous standout features, this home is sure to leave a lasting impression.

With over 2100 square feet of accommodation, double glazing, Oak and glazed internal doors and gas fired central heating the property comprises in brief.

Spacious reception hall with under stairs storage, access to the garage and modern guest wc. Featuring stylish flooring and an elegant staircase leading to key reception areas.

Living room with solid oak wooden floors, ceiling cornice, fireplace and feature media wall. Door to the gardens.

Dining room with porcelain tiled floors leading through to a modern office space.

Stunning living kitchen with integrated appliances, white sile stone work surfaces over together with LED lighting.

Porcelain tiled floors. Feature lighting wall on the stairwell truly makes a statement.

A wide gallery landing floods the upper level with natural light. The first floor boasts four bedrooms two with en-suites, each offering its own unique charm and versatility.

The primary bedroom features built-in wardrobes and ample storage space.

Outside, the property offers parking for two cars on a block set front driveway, a spacious terrace ideal for soaking up the sun, and a secluded larger than average front garden paddock for outdoor enjoyment.

COUNCIL TAX BAND F





Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.