

Terms & Conditions

As per the Tenant Fees Act June 2019 you are responsible for

- Paying a holding deposit (equivalent to one week of the monthly rent)
- Paying a deposit equivalent to 5 weeks rent
- Paying your rent monthly in advance
- Paying all utilities and council tax bills during term of lease
- Adhering to a property inspection schedule
- Care of property and inventory
- Ensuring all references and credit checks are satisfactory
- Insuring own contents/possessions

Restrictions with a tenancy agreement

Some restrictions may include:

- You will be prevented from running a business from the property.
- Pets. Some landlords will not accept pets. Those who do may require additional cleaning to be paid for on termination of the lease.
- Smoking. Landlords will not permit smoking in the property. If it's evident you have smoked then you may become liable for re-decoration costs.
- HMO We do not accept Multiple Occupancy

Moving In

The Assured Shorthold Tenancy Agreement will be available along with the Inventory prior to signing. We recommend you read the AST before signing giving you an opportunity to familiarise yourself with all the details and prepare any questions.

On your move in date an appointment will be made for the keys to be collected from our office.

Once you have moved into your property you have seven working days to check the inventory and hand this back to us (managed only). If there is anything we have missed or something needs fixed please note this on the inventory and return to us.

Moving Out

If you wish to leave the property at the end of the tenancy, you must give us one month's notice in writing. Should you wish to leave before the Tenancy End Date you will be charged an Early Termination Fee of £660 Inc. VAT.

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Apt 7 Nickols Lane, Spofforth

£1,450 pcm



FIRST FLOOR | MASTER BEDROOM | EN-SUITE | BEDROOM TWO | OPEN PLAN LOUNGE/KITCHEN

A spacious first floor two bedroom luxury apartment in the exclusive development of Spofforth Hall development. Surrounded by well maintained communal parkland this elegant apartment consists of: Entrance Hall, Spacious Lounge with Modern Kitchen Area, Master Bedroom with En-Suite, Bedroom Two. Two Parking Spaces.

UNFURNISHED

Directions

Leave Wetherby in the direction of Harrogate on the A661 and just before entering the village of Spofforth turn left into Nickols Lane leading to Spofforth Hall.

Accommodation Comprises

SITUATION & DESCRIPTION

Spofforth Hall is a skilfully converted period house comprising luxury apartments along with mews cottages. It is approached via a private driveway. The private grounds are for the exclusive communal benefit of all the residents extending to approximately 5 acres of lawned garden areas which include picnic tables, flowered borders and extensive views over open countryside and woodland.

This unique setting combines the merits of a secluded rural setting with ease of access to local amenities on offer in Spofforth village; including public house, post office/shop, church and primary school. A more comprehensive range of amenities can be found in the nearby towns of Wetherby and Harrogate. The village is well situated for the busy commuter as it offers ease of access to major road networks, including the A1/M network.

COMMUNAL ENTRANCE HALL

with grand staircase leading to the First Floor

ENTRANCE HALL

light and spacious entrance hall

LOUNGE/KITCHEN

21' 9" x 19' 9" (6.63m x 6.02m) A spacious and elegant lounge with sash windows overlooking the quiet parkland setting. Adam style fireplace with living flame fire.

KITCHEN AREA

12' 9" x 10' 0" (3.89m x 3.05m) having a modern range of quality wall and floor mounted units with worktops over, integrated appliances consisting of range electric cooker with extractor over, integrated dishwasher, integrated washer/dryer, integrated fridge and freezer.

MASTER BEDROOM

17' 0" x 19' 9" (5.18m x 6.02m) a good sized master bedroom with windows overlooking the parkland setting

EN-SUITE SHOWER ROOM

being fully tiled with part mirror effect marble tiles, corner shower cubicle, low level WC, pedestal washbasin and

heated towel rail, extractor fan.

BEDROOM TWO

12' 3" x 12' 9" (3.73m x 3.89m) A spacious second bedroom with sash window overlooking the side aspect, spacious fitted wardrobe.

HOUSE BATHROOM

tiled and having bath with hand held mixer tap, low level WC, pedestal washbasin and chrome heated towel rail

OUTSIDE

All of the properties at the Hall enjoy the benefit of the attractive parkland setting with extends to some 5 acres and includes an original walled meadow. Two allocated parking spaces.

SERVICES

all mains attached

COUNCIL TAX BAND E

