



**Cruet Farm, Hollins Lane, Hampsthwaite, Harrogate, HG3 2HH**

**£1,695 pcm**

**Bond £1,955**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Cruet Farm, Hollins Lane, Hampsthwaite, Harrogate, HG3 2HH

A charming and characterful village property, situated in the heart of Hampsthwaite, a popular village well served by amenities, surrounded by beautiful open countryside and within a short drive of Harrogate town centre.

The accommodation comprises generous, living space with three reception rooms together with a modern kitchen, utility room and downstairs WC. Upstairs, there are three double bedrooms and a modern bathroom.

The property is situated in the heart of Hampsthwaite, a popular village, which is well served by excellent amenities, including a shop, pub, primary school, Church and Village Hall and is just a short drive from Harrogate town centre. EPC Rating D.

## SITTING ROOM

A reception room with a window overlooking the garden.

## DINING ROOM

A further good sized reception room.

## KITCHEN

With a range of modern fitted units, electric hob and integrated oven and integrated dishwasher & fridge.

## UTILITY ROOM

With further fitted units, worktop, sink and freezer. Space and plumbing for additional appliances.

## CLOAKROOM

With WC.

## OFFICE/SNUG

A further sitting area or useful work space.

## FIRST FLOOR

## BEDROOMS

There are three bedrooms on the first floor all of which are double rooms.

## BATHROOM

A white modern suite comprising WC, basin set within a vanity unit and bath with shower above.

## OUTSIDE

The property has a generous garden with lawn and paved sitting areas. There is ample off road parking.

## COUNCIL TAX

The property has been placed in Council Tax Band D.

## SERVICES

All mains services are connected to the property. Water metered.  
Mobile coverage - EE, Vodafone, Three, O2 all may be limited / unavailable in home  
Broadband - Basic 4 Mbps, Superfast 80 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=100050396214>

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months defaulting to periodic from 1st May 2026.
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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