

Wysing Farm House, Smelthouses, Harrogate, HG3 4DL



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£2,000 pcm
EPC Rating D

Description

A delightful, substantial 400 year old house of character (renovated in 1980s), with excellent countryside views. The property offers 5 bedrooms, 4 reception rooms and 2 bathrooms. The interior of the property has been tastefully neutrally decorated and is equipped with oil fired central heating, oil fired AGA, immersion heater, wood burner and double sided fireplace, together with double glazing. There is ample driveway parking and also a dog run outside the back door. Gardener provided by separate arrangement. Full fibre super fast Broadband up to 900mgb available (dependent on package selected). The tenancy excludes The Stone Chicken Shed and the neighbouring paddock

Location

Set within its own extensive gardens in a select hamlet approximately 9 miles to the north west of Harrogate, 3 miles from Pateley Bridge with a great range of amenities and close to Menwith Hill. The property is located in a national park being ideal for walker and cyclists and is close to good local community playgroups and good local junior schools.

Unfurnished

Floor and window coverings, AGA, refrigerator, freezer and dishwasher included.

Directions

Proceed out of Harrogate town centre on the A61 Ripon Road. At the roundabout continue straight along the A61 to Ripley. At the second roundabout take the second exit towards Pateley Bridge. When you reach Burnt Yates village bear right onto the Brimham Rocks road. Continue for approximately 4 miles until you drop into the village of Smelthouses, where the property is located on the right hand side.

Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months.
2. References will be obtained using a credit reference agency.
3. Children permitted. Pets by Landlord's consent. Sorry, no smokers.
4. You will be required to complete an application form to secure the property and pay a 'part security holding deposit' thus providing you with exclusivity during the referencing period.
5. If a property renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
6. We have been advised by the Harrogate Borough Council that the property is in Band F for the purpose of Council Tax.
7. The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.
8. In order to comply with the Right to Rent legislation, with your application form we will need to see your Passport, or national Identity card. Also required will be proof of residency in the form of a Utility bill or bank statement not more than three months old.
9. This property will be managed by the landlord.
10. Feather Smailes Scales are members of The Tenancy Deposit Scheme (The Dispute Service) and the security deposit paid by the tenant will be held in the scheme and fully protected under the terms of the contract.

Rental Terms

£2,000 pcm excluding utilities. Deposit £2,305

Available

Within 2 weeks of receiving an application

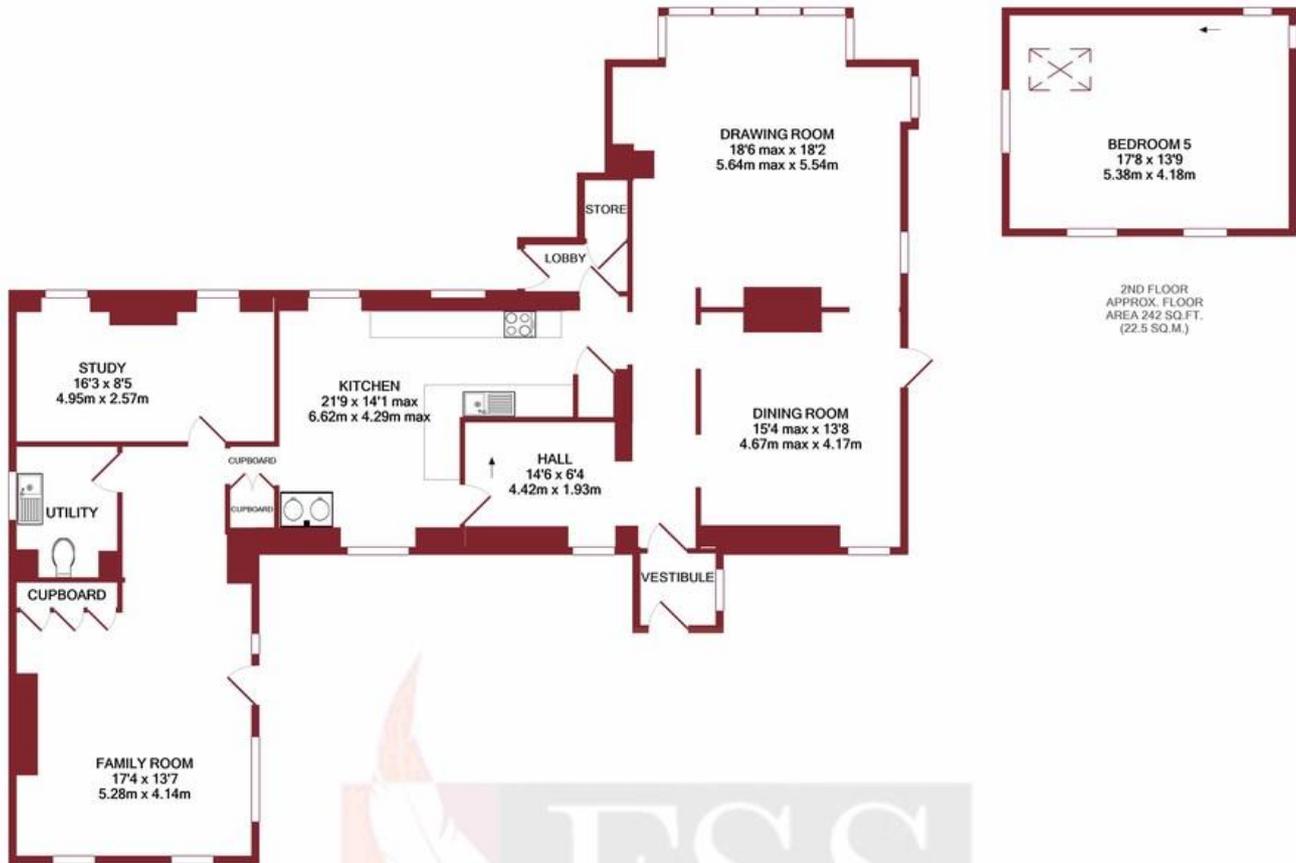
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

16 June 2022





GROUND FLOOR
APPROX. FLOOR
AREA 1414 SQ.FT.
(131.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1087 SQ.FT.
(101.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2744 SQ.FT. (254.9 SQ.M.)
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