

Orchard Cottage,
Burton Leonard, Harrogate, HG3 3RW



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£1,290 pcm
Rising to £1,400 pcm
from June 2023

EPC Rating C

Description

A very attractive, spacious, 3 bedrooomed, 2 bathroomed detached house, benefitting from having large lawned gardens. The accommodation which has neutral floor coverings and decorations throughout, benefits from double glazing and gas fired central heating. There is a modern dining kitchen and useful utility room. Outside there is ample off street parking and a single garage.

Location

Situated at the end of this gravelled lane in the heart of the much sought-after village of Burton Leonard. Both Harrogate and Ripon are only a short drive away and the village boasts a number of amenities including shop, school and two public houses.

Unfurnished

Floor and window coverings, cooker, refrigerator, freezer and washing machine included.

Directions

Take the A61 out of Harrogate towards Ripon. At the second roundabout in Ripley take the third exit continuing along the A61. As you climb the hill take a right turn at the small petrol station onto Station Lane signposted Burton Leonard. Continue and as you enter the village with the green on your right hand side at the bottom of the hill take the right hand side of bottom green and turn immediately right onto a gravelled track in between the cottages. Orchard Cottage can be found at the end 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. Pets by Landlord's consent. Sorry, no smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £1,330.00 (£1,440.00 from June 2023) pcm.
5. 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.
6. 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.
7. We have been advised by the Harrogate Borough Council that the property is in Band F for the purpose of Council Tax.
8. The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.
9. 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.
10. This property will be managed by Feather Smailes Scales LLP.
11. 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

£1,290 pcm excluding utilities (Rising to £1,400.00 pcm from June 2023). Deposit £1,485

Available

Early January 2023

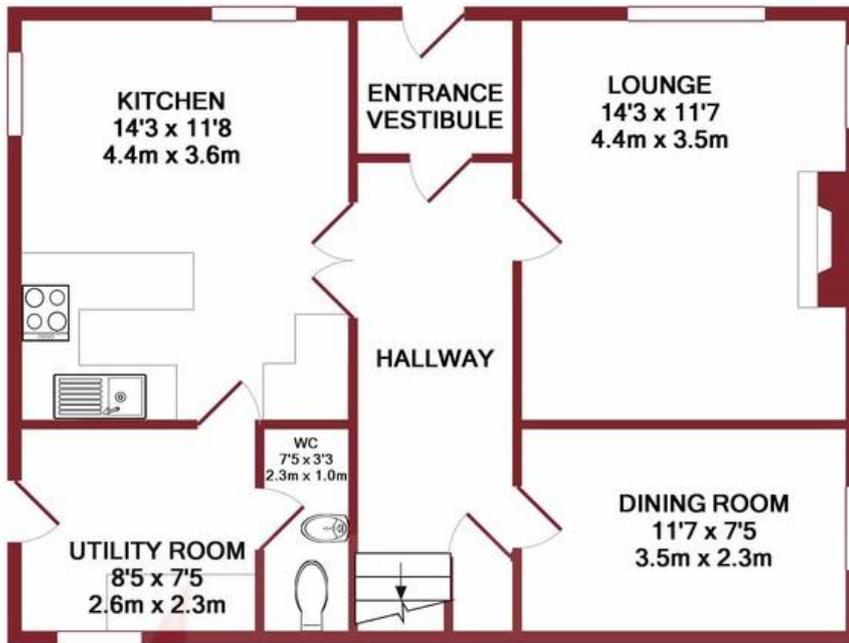
Viewing

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

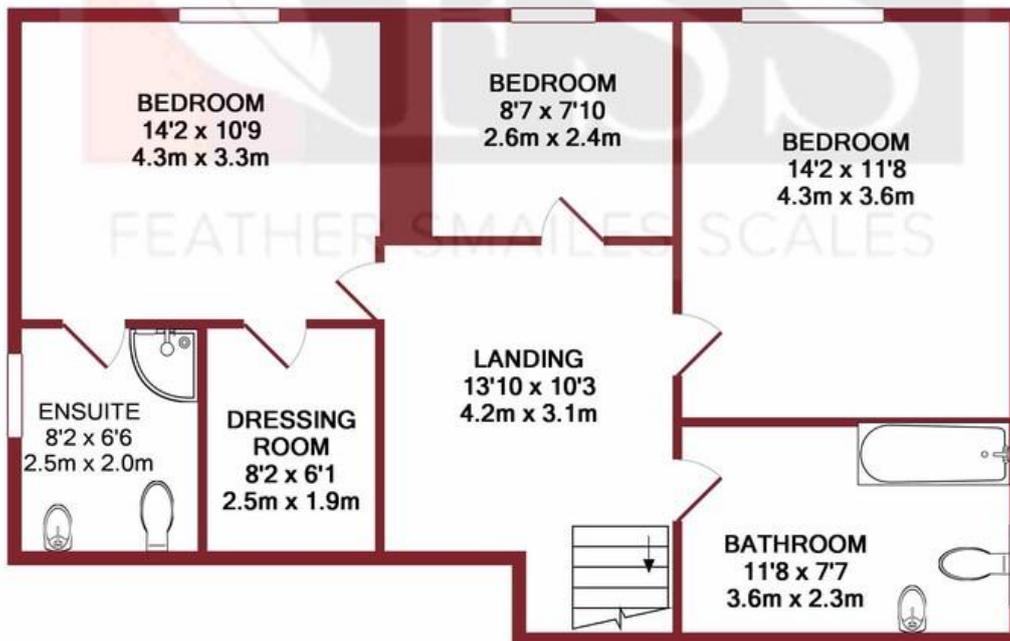
Details Produced

10 November 2022





GROUND FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 686 SQ.FT.
(63.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1312 SQ.FT. (121.8 SQ.M.)

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