



£1,095 pcm
Rising to £1,195 pcm
from 20.9.2022
EPC Rating E

Description

A beautifully presented and neutrally decorated 2 double bedroomed, 2 bathroomed, semi detached cottage property, which has good quality fixtures and fittings, neutral floor coverings throughout, LPG heating, double glazing and security alarm. The property benefits from a patio and good sized landlord maintained communal garden overlooking open countryside and woodland. An inspection is recommended to fully appreciate the layout and location. Sorry, the landlord cannot accept dogs at this property.

Location

The property is set within the Crimple Valley, adjacent to the Crimple Valley viaduct and accessed from Rudding Lane via a private driveway. The Harrogate by-pass is close at hand and offers swift commuter access to Harrogate, Leeds, York and beyond. There are excellent public footpaths offering countryside walks, golf courses and amenities within easy access.

Available

Early January 2022

Unfurnished

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

Rental Terms

£1,095 pcm, rising to £1,195 pcm from 20.9.2022, excluding utilities (gas and electricity will be invoiced by the landlord monthly). Deposit £1,260

Directions

Take the A61 Leeds Road out of Harrogate town centre. At Pannal turn left onto Follifoot Road, go past Pannal Golf club, continue and turn left into Rudding Lane. Go past the entrance to Rudding Park Golf Club and take a left turn signposted "Home Farm". Take the first right, continue to the end of the lane and the property is 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. Sorry, no pets and no smokers without the Landlord's consent.
4. If consent is granted by the landlord for a pet, the rent will increase to £1,135 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 C 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 the Landlord.
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.

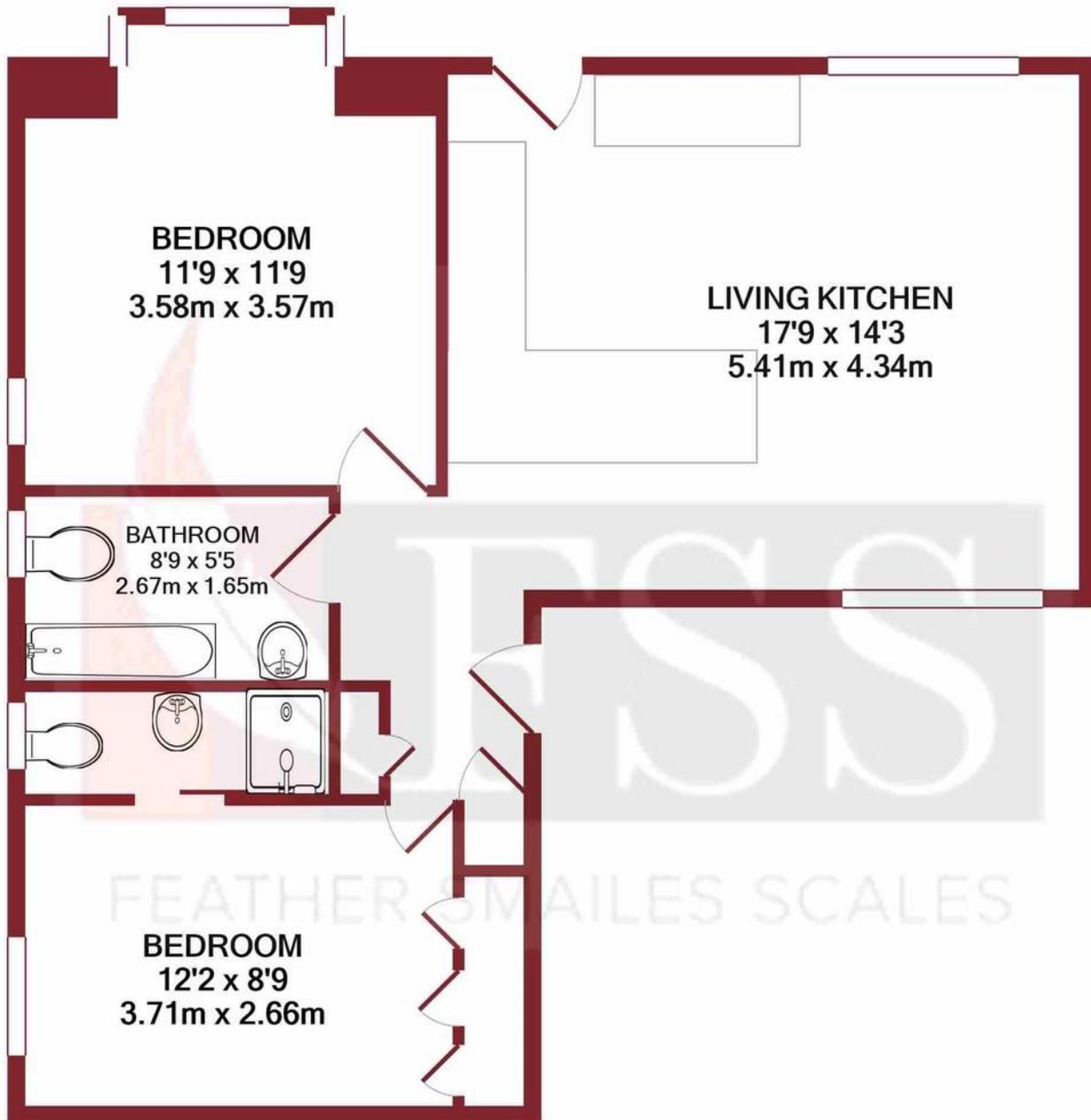
Viewing

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

22 December 2021





TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.3 SQ.M.)
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