

Edgedale House, Crag Lane, Huby,
Near Harrogate, LS17 0BW



 4  6  6

£5,750 pcm

EPC Rating TBC

Description

A very spacious and well appointed 6 bedroomed, 6 bathroomed (including 4 ensuite) 4 reception roomed family house which has recently been redecorated throughout in neutral colours. The property offers very flexible family accommodation to suit a variety of living styles. With a sunny south facing aspect to the rear overlooking the Wharfedale Valley towards Harewood, there are French doors from all the principal rooms onto the spacious patio overlooking the very large gardens and grounds maintained at the landlords expense. With a large double garage, ample off street parking and being equipped with oil central heating and double glazing, we strongly recommend an internal inspection to fully appreciate all that is on offer.

Location

Situated within a popular village approximately 7 miles to the south of Harrogate, 10 miles from Leeds and 5 miles from Leeds Bradford Airport. Huby railway station is also readily accessible, with regular timetable to Leeds, Harrogate and York.

Unfurnished

Floor and window coverings, cooker, refrigerator, freezer, washing machine, dryer, microwave and dishwasher included. Note the landlord is not responsible for repair of the washer and dryer

Directions

From Harrogate, take the A61 Leeds Road until you reach the bypass roundabout. Take the 3rd exit signposted Otley. Continue along here and as you approach Huby take a right turn/fork onto Crag Lane.

Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months, with the option to extend, subject to contract.
2. References will be obtained using a credit reference agency.
3. Children permitted. Pets by Landlord's consent. Sorry, no smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £5,825 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 G 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

£5,750 pcm excluding utilities but including garden and grounds maintenance. Deposit £6,630

Available

Within 2 weeks of receiving an application

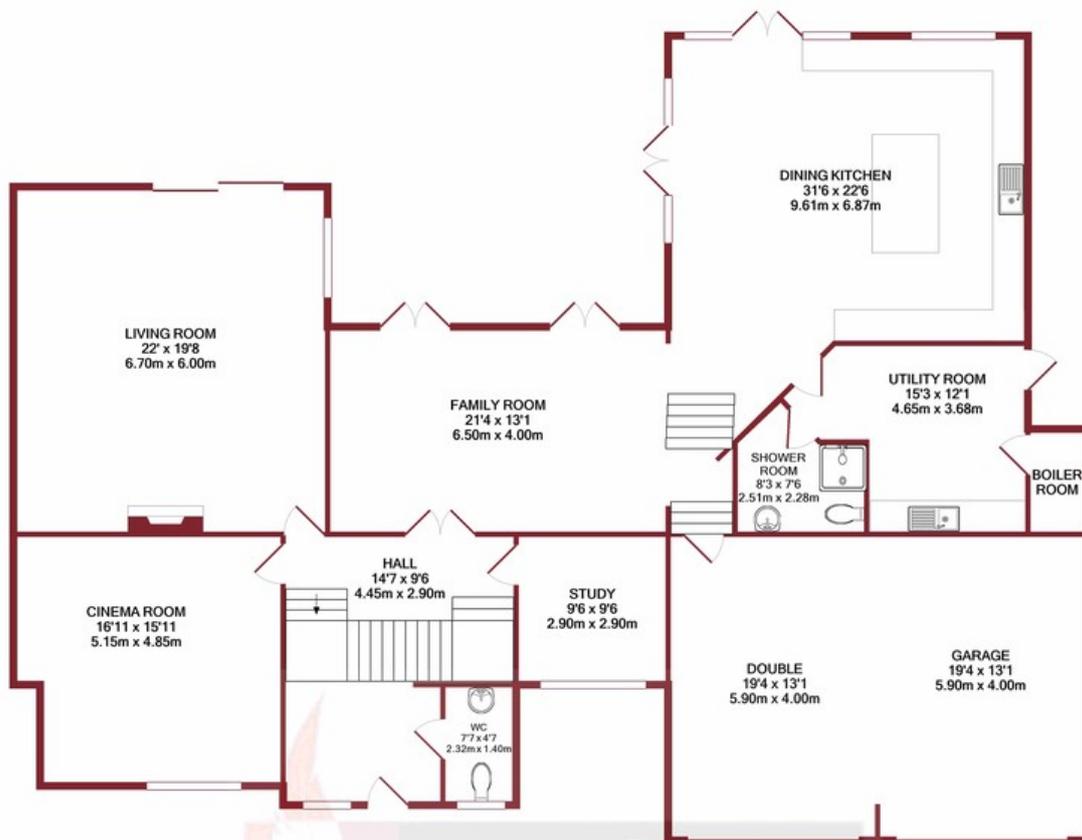
Viewing

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

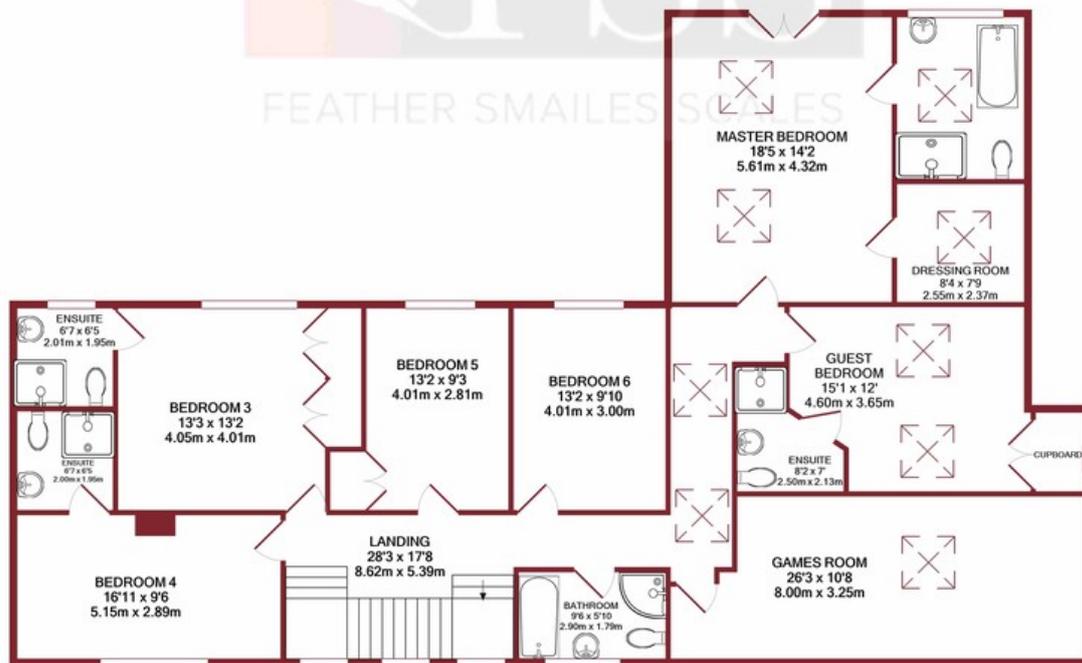
Details Produced

29 April 2022





GROUND FLOOR
APPROX. FLOOR
AREA 2555 SQ. FT.
(237.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1909 SQ. FT.
(177.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 4464 SQ.FT. (414.7 SQ.M.)
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EPC
TO BE
CONFIRMED

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