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£1,150 pcm

EPC Rating TBC

Description

A delightful semi detached barn conversion in a beautiful rural location with views to the south. The property has been freshly decorated in neutral colours throughout and benefits from a large dining kitchen with separate utility room, 21ft living room with views across open countryside, 3 double bedrooms and 2 bathrooms. Outside, there is a small rear gravelled area and to the front, large private patio and parking. Equipped with oil fired central heating and double glazing. The landlord will consider allowing pets in the property - please contact us to discuss

Location

Meadow View Barn is situated on a working farm, with breathtaking views across the Yorkshire Dales, and having excellent transport links to Harrogate (approx 15 mins), Leeds (30 mins) and only 2.5 miles to the nearby village of Summerbridge and market town of Pateley Bridge, which offer a range of amenities.

Unfurnished

Floor and window coverings, cooker, dishwasher and light fittings included.

Directions

Take the A59 from Harrogate towards Skipton. Go past Menwith Hill on the right and then at West End reservoir at Blubberhouses turn right onto Hardisty Hill. Continue for 3 miles, go past the Stonehouse public house, continue past the water tower and take the next right turn into Braithwaite Lane. Continue and the property is on the left hand side.

Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months, with the option to extend up to 3 years, subject to contract.
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 £1,190 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 D 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.
12. For clarity and frankness, we advise you that the landlord of this property lives in the adjacent property.

Rental Terms

£1,150 pcm excluding utilities. Deposit £1,325

Available

Within 2 weeks of receiving an application

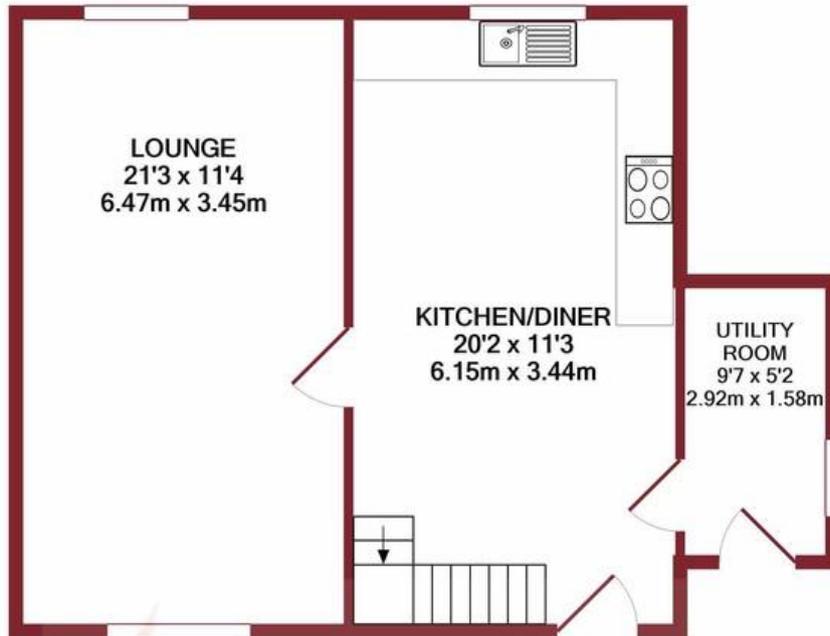
Viewing

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

26/06/2023





GROUND FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1059 SQ.FT. (98.4 SQ.M.)

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4: VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.

EPC
TO BE
CONFIRMED

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