

Coach House, 24 Church Lane, Pannal,  
Harrogate, HG3 1NQ



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**£650 pcm**

EPC Rating D

### **Description**

An interesting and rare opportunity to rent this self-contained, furnished, first floor, 1 bedroomed apartment. The spacious accommodation is equipped with a modern fitted kitchen, spacious living room, entrance hall and separate dining area, along with a good sized double bedroom including fitted wardrobes. The property includes all water and sewerage charges and is equipped with gas central heating and some double glazing. In addition the landlords have no objection to a cat being kept in the premises by arrangement. There is an unreserved parking space available with the property.

### **Location**

The property is situated between Harrogate and Pannal and is set within a working livery and dog kennels, therefore, it is important that any prospective tenant has an affinity with dogs and horses and fully understands that there will be noise associated with these animals. The property has views over open countryside and is well placed for Pannal railway station and open countryside.

### **Available**

18 December 2021

### **Unfurnished**

The property is let furnished to include main items of furniture. Some furniture could be removed if required.

### **Rental Terms**

£650 pcm including water charges, excluding all other utilities, Deposit £750.

### **Directions**

From Station Parade in Harrogate town centre continue in the left hand lane to the junction with York Place. Turn right into York Place and stay in the left hand lane. At the Prince of Wales roundabout take the first exit into Leeds Road. At the roundabout take the third exit and continue along Leeds Road. Move into the right hand lane and at the traffic lights by M & S turn right into Leadhall Lane. Continue and turn left into Church Lane and the property will be located on the right hand side by the hay trailer.

### **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 children, no dogs, no smokers. Cat by Landlord's consent.
4. If consent is granted by the landlord for a cat, the rent will increase to £680 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 A 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 Smiles 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.

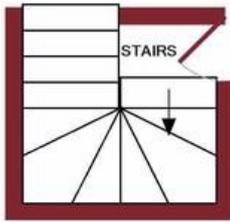
### **Viewing**

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

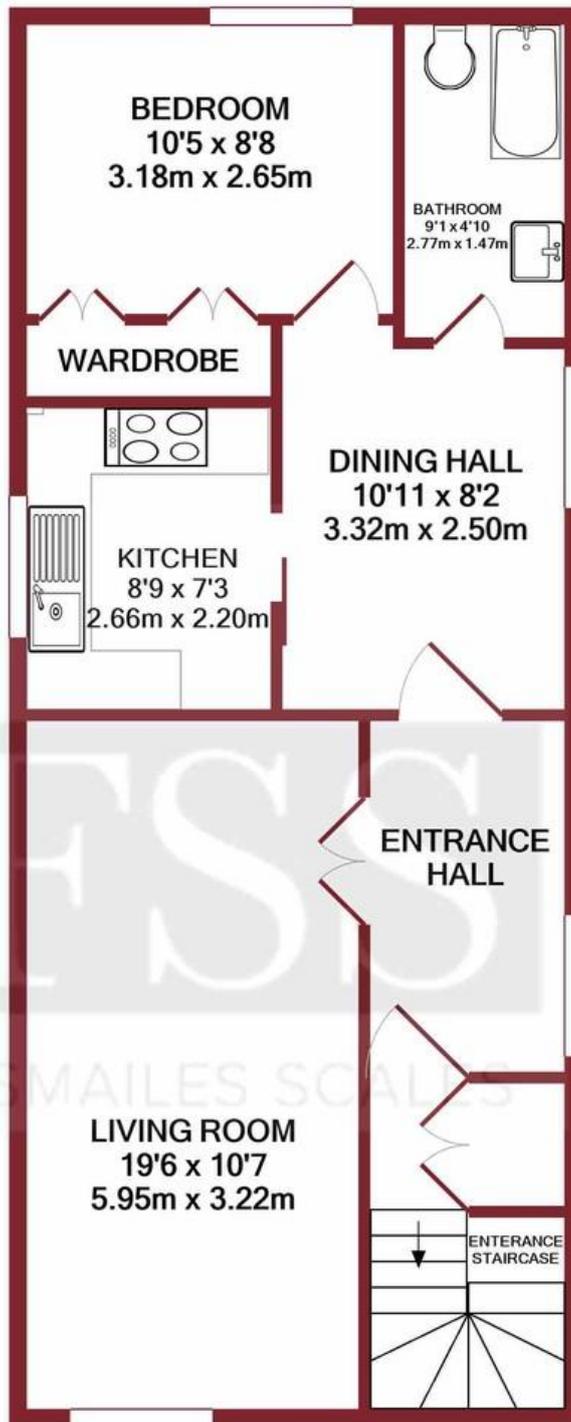
### **Details Produced**

5 November 2021





ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 32 SQ.FT.  
(3.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 600 SQ.FT.  
(55.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.7 SQ.M.)  
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