

Whincover Farm, Sicklinghall Road,
Sicklinghall, Near Wetherby, LS22 4AQ



 2  4  2

£1,995 pcm

EPC Rating C

Description

A beautifully modernised and very well presented, 4 bedroomed, semi-detached farmhouse style property, equipped with LPG heating and double glazing. The property has been tastefully decorated and carpeted throughout and has the benefit of heated flooring, log burner, private rear terrace, extensive landlord maintained gardens and a detached garage and storage outbuilding. The property is worthy of an internal inspection to fully appreciate the quality and layout of accommodation.

Location

Situated within open countryside between the villages of Linton and Sicklinghall and being close to the market town of Wetherby, with good commuter access to Harrogate, Leeds and beyond. The spacious landlord maintained grounds overlook open farmland and the secure garden is ideal for family use.

Available

NOW

Unfurnished

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

Rental Terms

£1,995 pcm excluding utilities. Deposit £2,300

Directions

Proceed out of Harrogate on the Leeds Road. At the bypass roundabout take the first exit up the hill. Turn right into Kirkby Overblow, left through the village, through Clap Gate and into Sicklinghall, exit the village towards Linton and at the brow of the hill on the bend the property is set back from the road 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. 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 £2,040 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 Leeds City Council that the property is in Band E 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

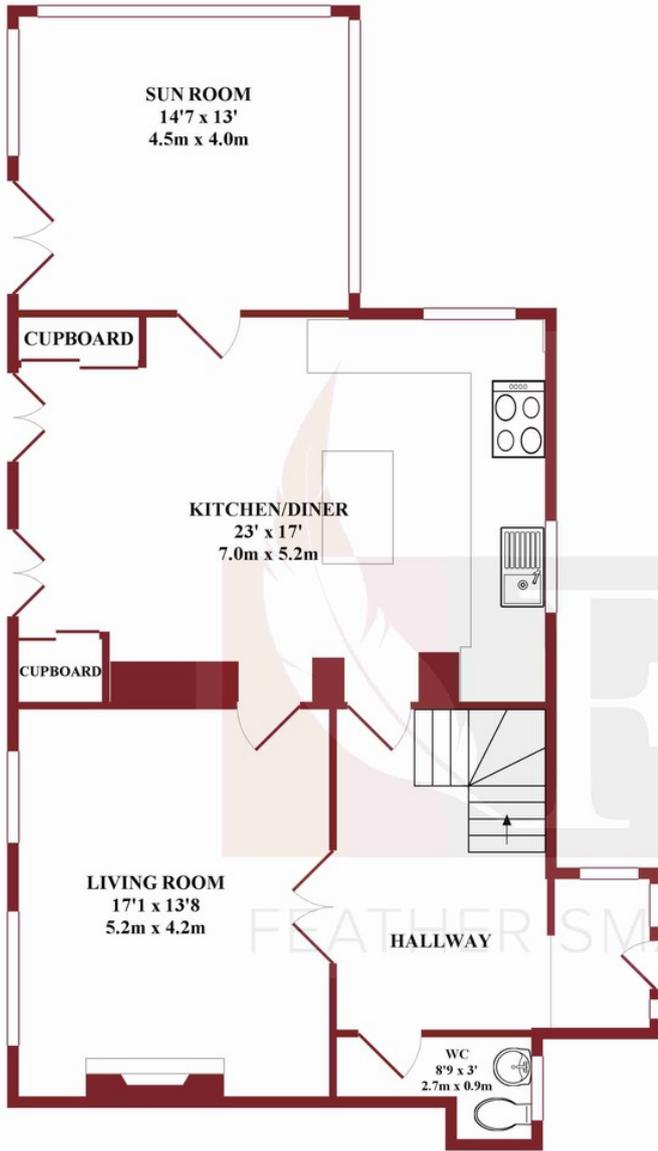
Viewing

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

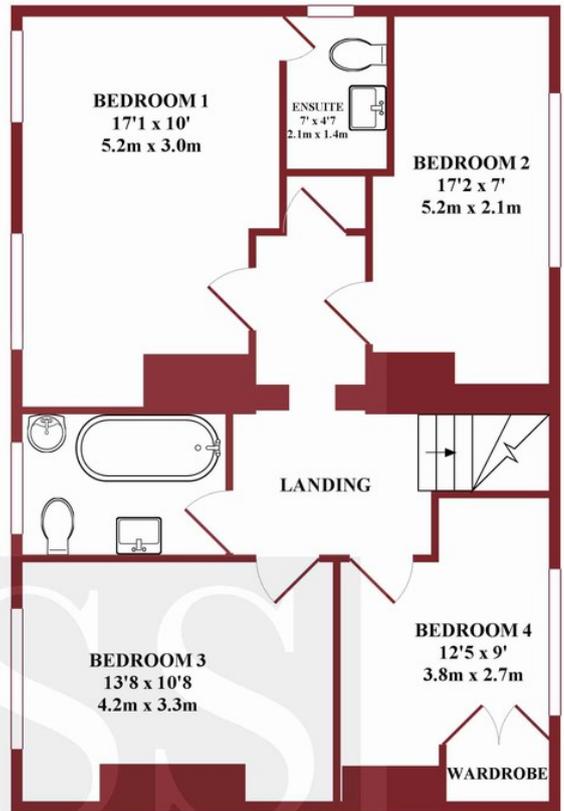
Details Produced

24 March 2022





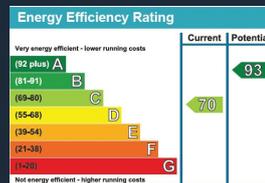
GROUND FLOOR
APPROX. FLOOR
AREA 989 SQ.FT.
(91.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1729 SQ.FT. (160.6 SQ.M.)
Made with Metropix ©2016

IMPORTANT NOTICE: 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smalles 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 Smalles 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 Smalles & 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.



01423 501211
www.fssproperty.co.uk
ResLetsDept@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE