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£1,600 pcm

EPC Rating D

Description

A most delightful detached family home in this fabulous sought-after village location. The neutrally decorated and carpeted accommodation has a 21 ft lounge, separate dining room, useful utility room and integral double garage. To the first floor there are three double bedrooms, dressing room and two recently fitted bath and shower rooms. Other benefits include gas fired central heating and double glazing. There are lawn and patio gardens along with driveway parking. An inspection is recommended to appreciate the size and location of this lovely home.

Location

The property is situated on a quiet cul-de-sac of only a few homes in this delightful tucked away position in the heart of the sought-after village of Follifoot, approximately 3 miles to the south of Harrogate. The bypass is only a short drive away therefore ideal for the commuter for Leeds, York and beyond. There are local amenities in the village and Harrogate is easily accessible.

Unfurnished

Floor and window coverings, cooker, microwave, washing machine, dryer and dishwasher included.

Directions

From the Empress roundabout in Harrogate proceed along Wetherby Road. At the Woodlands traffic lights and crossroads continue straight on until you come to the bypass roundabout. Take the second exit signposted Wetherby. Take the next right turn at the top of the hill. Follow this road and as you enter Follifoot turn left onto the main street. Continue down here and Ivy Close can be found on the left 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 £1,640 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

£1,600 pcm excluding utilities. Deposit £1,845

Available

6th June 2022

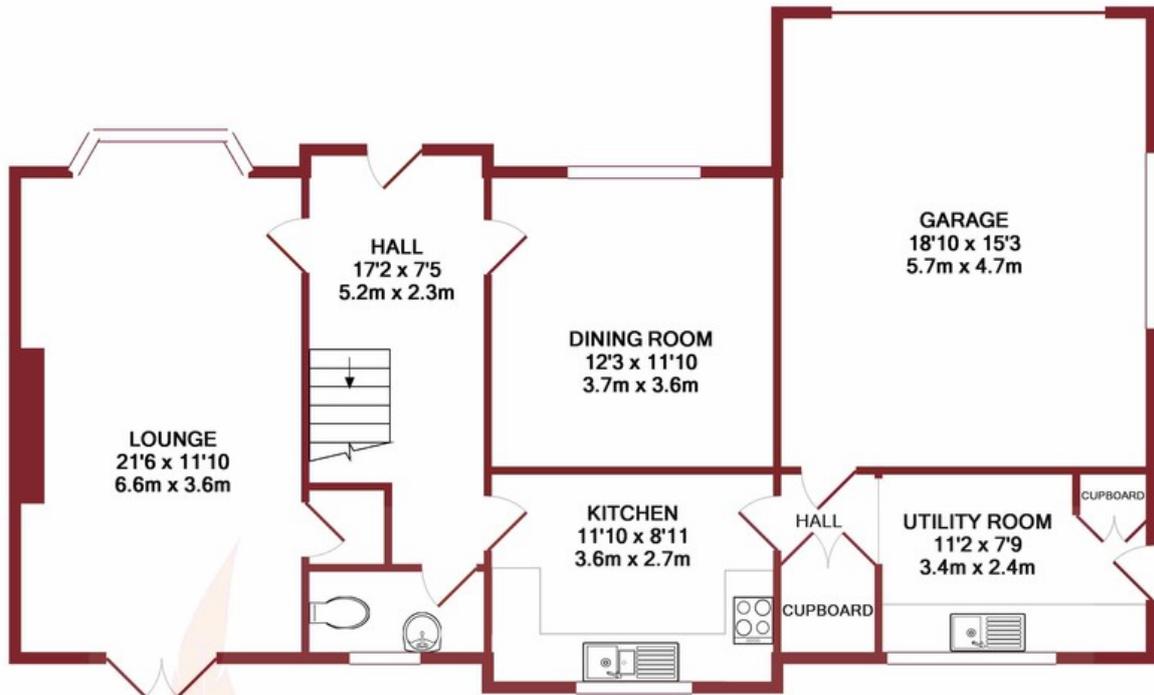
Viewing

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

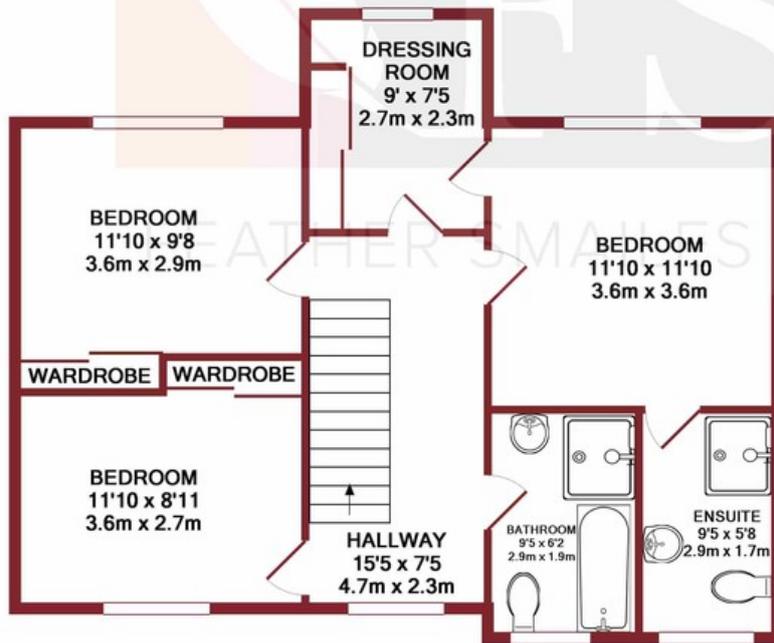
Details Produced

28 March 2022





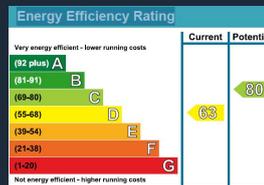
GROUND FLOOR
APPROX. FLOOR
AREA 1050 SQ.FT.
(97.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 669 SQ.FT.
(62.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1719 SQ.FT. (159.7 SQ.M.)
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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.



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