

9 Bond End, Knaresborough,
HG5 9AW



 2  3  1

£850 pcm

EPC Exempt

Description

A most delightful and immaculately presented Grade II listed cottage full of character in this great location. The deceptively spacious accommodation which has exposed beams benefits from having 2 reception rooms, breakfast kitchen with appliances and a lovely large ground floor bathroom with bath and separate shower. On the first floor there is a generous sized landing leading to the 3 bedrooms - the master having dressing area and built in storage. The property has gas fired central heating. Outside there is 1 allocated parking space to the rear which is accessed through the archway from Bond End.

Location

The cottage is situated in the lovely market town of Knaresborough having all the amenities it has to offer nearby. The riverside walks and cafes are only a short stroll away and for the commuter there is easy road access out onto the A59 for the A1 and Boroughbridge. Knaresborough rail station is also within walking distance serving the main York to Leeds line.

Available

NOW

Unfurnished

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

Rental Terms

£850 pcm excluding utilities. Deposit £980

Directions

From the Empress roundabout in Harrogate proceed down Knaresborough Road and continue through Starbeck and down the hill towards Knaresborough. Go over Mother Shipton's bridge and proceed up the hill onto Bond End. The property can be found on the right hand side marked by our 'to let' board.

Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 6-12 months.
2. References will be obtained using a credit reference agency.
3. Children permitted. Sorry, no smokers.
4. 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.
5. 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.
6. We have been advised by the Harrogate Borough Council that the property is in Band C for the purpose of Council Tax.
7. The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.
8. 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.
9. This property will be managed by Feather Smailes Scales LLP.
10. 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.

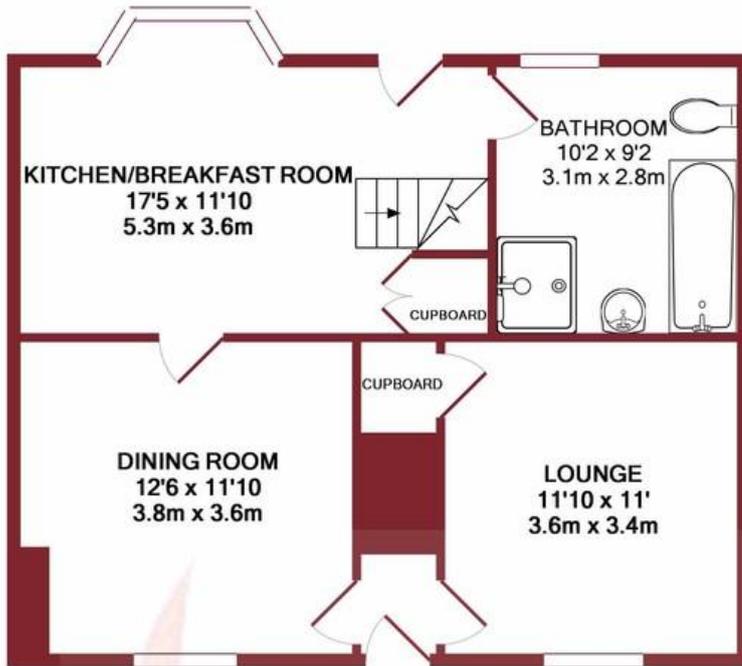
Viewing

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

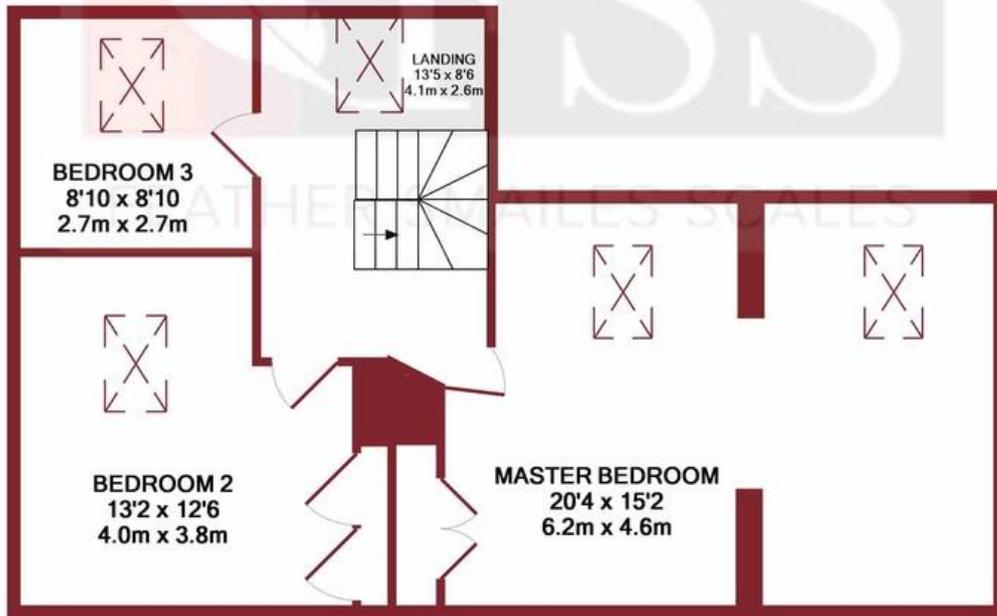
Details Produced

5 November 2021





GROUND FLOOR
APPROX. FLOOR
AREA 586 SQ.FT.
(54.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 646 SQ.FT.
(60.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.5 SQ.M.)
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**EPC
EXEMPT**

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

