

Southcote, 2 Church Close
Killinghall, HG3 2DT



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-  3
-  2

£1,400 pcm

EPC Rating D

Description

This recently refurbished and incredibly spacious 2/3 bedroom detached dormer bungalow, has to be viewed to appreciate both the size and location. Benefiting from a modern fitted kitchen, the flexible layout has a good-sized lounge, two ground floor bedrooms - one of which would make an ideal office for working from home, plus a house bathroom. To the first floor there is the master bedroom with en suite facilities along with a useful snug/dressing area. Outside there are good sized lawn gardens, single garage and ample off-street parking. The property has gas fired central heating system, double glazing and security alarm.

Location

Tucked away in a small cul-de-sac in the village of Killinghall to the north of Harrogate. The village has a church, primary school and village hall. For the commuter there is easy access into Harrogate and convenient for the A61 to Ripon and beyond. There is also a regular bus service nearby.

Available

Mid June 2021

Unfurnished

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

Rental Terms

£1,400 pcm excluding utilities. Deposit £1,615

Directions

From Harrogate town centre take the A61 Ripon Road. At New Park roundabout continue straight across on the A61. As you enter the village of Killinghall take a left turn onto Otley Road. Go along here and Church Close can be found on the left.

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 pets and no smokers without the Landlord's consent.
4. If consent is granted by the landlord for a pet, the rent will increase to £1440 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 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

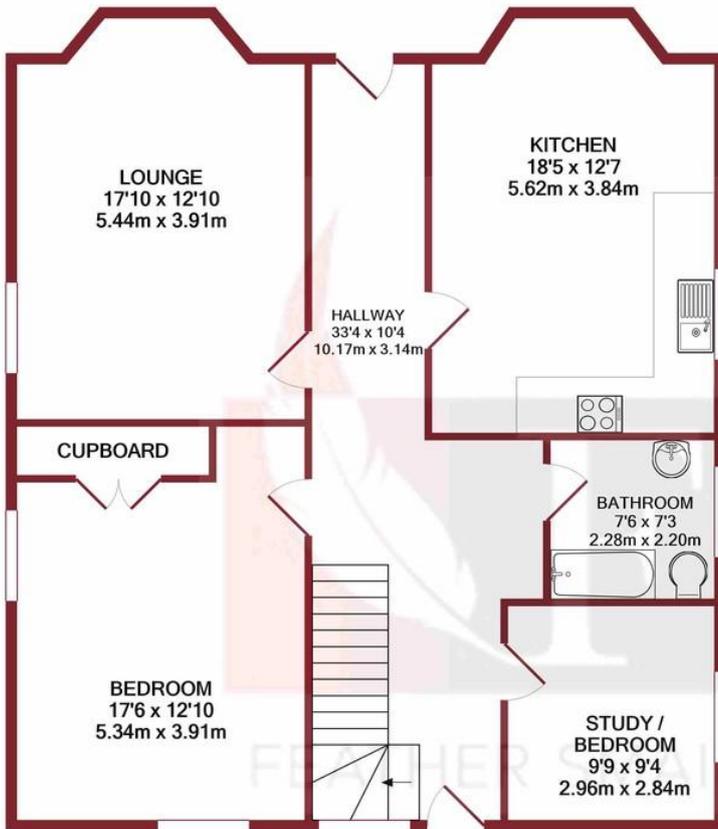
Viewing

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

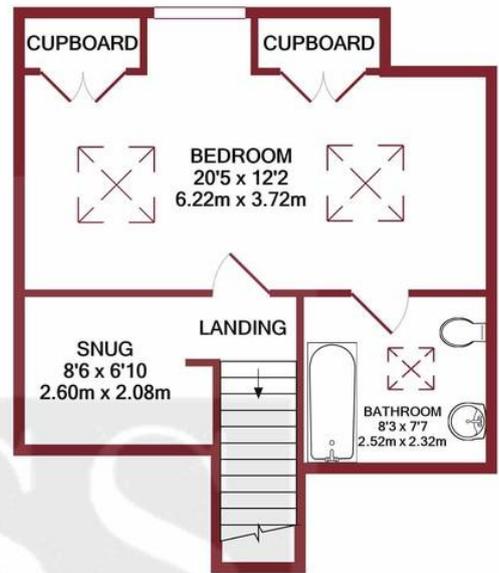
Details Produced

6 May 2021





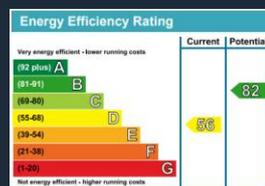
GROUND FLOOR
 APPROX. FLOOR
 AREA 1047 SQ.FT.
 (97.3 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 402 SQ.FT.
 (37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1449 SQ.FT. (134.6 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 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.



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