

1 Holt Farm Barn, Arthington Lane,
Arthington, Otley, LS21 1PN



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£2,550 pcm

EPC Rating D

Description

A stunning four-bedroom, 2 bathroom, barn conversion which has been modernised to an exacting standard including excellent quality internal decorations, floor coverings and window dressings. There are a wealth of original features including ceiling beams and stripped oak flooring. A particular feature is the spacious living dining area with additional family snug room off. The property is arranged over three floors, the master bedroom having an ensuite shower room and separate dressing room and is equipped with double glazing and oil central heating, 2 log burners, plus a (bottled) gas range cooker. Holt Farm is an exclusive private development offering good security with electric gates off the main road, allocated parking for 4 vehicles with allocated 7Kw electric vehicle charging point, a private easy to maintain garden and patio area with views over open countryside and secure external storage. There are country views from most principal rooms. The property must be viewed internally to fully appreciate the high quality on offer.

Location

Situated on the edge of Arthington Village close to Pool and Harewood and also accessible to Leeds Bradford Airport, Otley, Harrogate and Leeds. Arthington is located within outstanding countryside in the Wharfe Valley.

Unfurnished

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

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 £2,590 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 F 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 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

£2,550 pcm excluding utilities. Deposit £2,940

Available

7th July 2023

Viewing

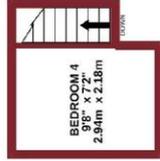
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

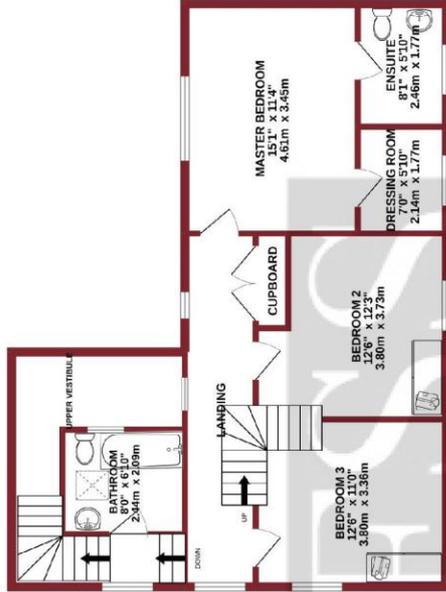
19 June 2023



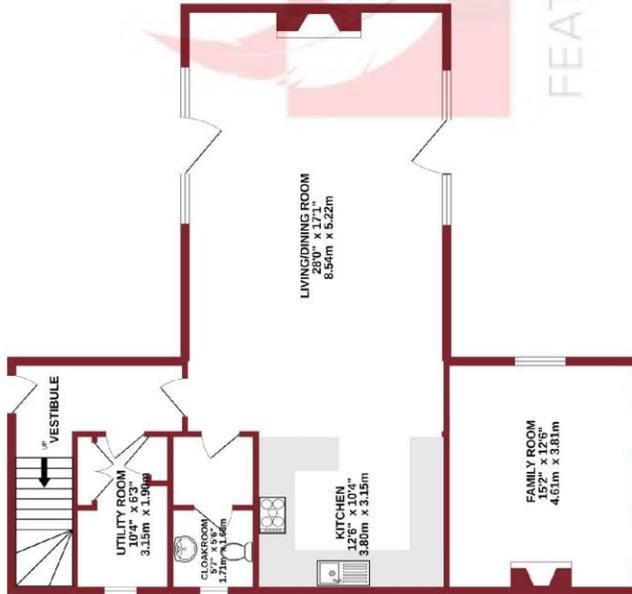
2ND FLOOR
88 sq.ft. (8.1 sq.m.) approx.



1ST FLOOR
852 sq.ft. (78.3 sq.m.) approx.



GROUND FLOOR
368 sq.ft. (34.0 sq.m.) approx.



FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 1921 sq.ft. (178.4 sq.m.) approx.
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