



75 Hookstone Drive, Harrogate, HG2 8PH

£2,850 pcm

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

75 Hookstone Drive, Harrogate, HG2 8PH

A very well presented and spacious five bedroomed detached family home situated in this convenient location adjoining Hookstone woods and close to sought-after local schooling. The property is appointed to a very high standard and comprises generous and flexible accommodation. On the ground floor there are two reception rooms together with a study and a stunning open plan living kitchen with glazed doors leading to the garden. Upstairs there are five bedrooms including two bedrooms with ensuite shower rooms and a modern house bathroom. The property occupies a generous plot with a gravel drive providing ample off-road parking and there is an attractive lawned rear garden with paved and decked sitting areas. The property is situated in this sought-after location well served by local amenities and popular local schooling, is within walking distance of Hornbeam Park railway station, the Stray and Harrogate town centre. EPC Rating C.

GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front and attractive stone fireplace with wood burning stove.

FAMILY ROOM

A further reception room with fitted shelving, cupboards and drawers. Window to front.

CLOAKROOM

With WC and basin.

LIVING KITCHEN

A stunning open plan living space with sitting and dining areas with windows and glazed doors overlooking the garden. Tiled flooring with under floor heating. The kitchen comprises a range of stylish, bespoke and handmade wall and base units and island with granite worktops. Belfast sink with mixer tap and boiling water tap. Range cooker with gas hob and electric oven and large fridge freezer. Integrated dishwasher.

UTILITY ROOM

With fitted units, worktops and sink. Space and plumbing for washing machine and tumble dryer. Door to side.

STUDY

Providing a useful workspace with window to rear overlooking the garden. Fitted desk and storage.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and window overlooking the rear garden.

ENSUITE

A modern white suite with WC, basin and shower. Tiled walls and floor. Heated towel rail and skylight window.

BEDROOM 2

A double bedroom with window to front.

ENSUITE

A modern white suite with WC, basin set within vanity unit and shower. Skylight window and heated towel rail.

BEDROOM 3

A double bedroom with window to front and fitted desk.

BEDROOM 4

A further double bedrooms with window to front.

BEDROOM 5/STUDY

A further single bedroom or home office. Window to front.

BATHROOM

A stylish modern suite with WC, basin set within a vanity unit and bath with shower above. Fully tiled walls and floor, heated towel rail and window to side.

OUTSIDE

A gravel drive to front provides off-road parking and lead to the garage. To the rear there is a large lawned garden with paved and decked outdoor sitting areas.

COUNCIL TAX

This property has been placed in council tax band

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No pets, children or sharers without landlord's consent.
3. Each applicant is required to complete an application form to apply for a property. An application is not deemed as put forward until ALL applicants have returned a fully completed form to the agent.
4. References will be obtained using a credit reference agency.
5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.
9. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. The move-in date must be no more than 30 days after payment of the holding deposit. The move in date will be agreed at the application stage.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.
15. Verity Frearson is a member of RICs, which is a client money protection scheme and also a member of The Property Ombudsman (TPO) which is a redress scheme.
16. This property will be managed by Verity Frearson.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfrearson.co.uk

