



1 Rose Cottages, Low Laithe, Harrogate, HG3 4DA

£750 pcm

Bond £865

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

1 Rose Cottages, Low Laithe, Harrogate, HG3 4DA

A fantastic opportunity to rent an attractive stone built end of terraced cottage with the benefit of parking and a larger and attractive garden in this delightful Nidderdale location. The property provides well presented accommodation comprising a sitting room, well equipped kitchen, two bedrooms and modern bathroom. To the rear of the property there is a very good sized and attractive private lawned garden and paved terraced sitting area together with outside storage space. The property is situated in this delightful position with attractive views over the surrounding countryside just a few minutes drive from the popular town of Pateley Bridge. EPC rating D.

GROUND FLOOR

SITTING ROOM

A reception room with window to front and woodburning stove.

KITCHEN

With space for dining area, window to rear and door leading to the rear. The kitchen comprises a range of fitted wall and base units with a range style cooker.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and window to front.

BEDROOM 2

A further bedroom with window to rear.

BATHROOM

A modern white suite with WC, basin and bath with shower above. Tiled walls and floor and window to rear.

OUTSIDE

The property has the benefit of a good sized and attractive private lawned garden situated at the rear of the building. There is an additional paved sitting area situated immediately behind the house and the property also has the advantage of driveway parking, outside store and a timber garden shed.

COUNCIL TAX

This property has been placed in council tax band B.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 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@verityfearson.co.uk

