



**Lawrence House, Barrowby Lane, Kirkby Overblow, Harrogate, HG3 1HQ**

**£2,200 pcm**

**Bond £2,538**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Lawrence House, Barrowby Lane, Kirkby Overblow,

A beautifully presented three bedrooomed detached village property, situated in the heart of this desirable village with good sized garden, garage and attractive long-distance views over the surrounding countryside. This excellent property provides generous and flexible accommodation, which has been appointed to a high standard. The property has an attractive and good sized garden with planted borders and paved sitting areas. The property also has the advantage of off-road parking and a large garage. The property is situated in this delightful position, enjoying breathtaking, panoramic views to the rear within the heart of this fashionable village on the south side of Harrogate and is well served by excellent village amenities which include a primary school. EPC rating E.

## GROUND FLOOR

### DINING KITCHEN

With a spacious dining area and tiled flooring. Windows to front and rear enjoying attractive views. The kitchen comprises a range of modern wall and base units with granite worktops. Range cooker, integrated dishwasher and washer-dryer. Freestanding fridge/freezer.

### SITTING ROOM

A spacious reception room with attractive cast iron fireplace.

### SNUG

Providing a further sitting area with glazed doors Leading to the garden and having attractive views to the rear.

### WC

With WC and basin.

## LOWER GROUND FLOOR

### BASEMENT ROOM

A useful basement room, providing additional accommodation. It would make an ideal gym or home office.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with glazed doors leading to a roof terrace, enjoying attractive views.

#### ENSUITE

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

#### BEDROOM 2

A double bedroom with window to rear and fitted wardrobes.

#### BEDROOM 3

A further good sized bedroom.

#### BATHROOM

A modern white suite with WC, basin and freestanding bath. Heated towel rail. Tiled walls and floor.

#### OUTSIDE

To the rear of the property there is an attractive south facing garden, enjoying superb long distance views. With planted borders and extensive paved sitting areas. Summer house. There is a parking area to the rear and a large garage.

#### COUNCIL TAX

This property has been placed in council tax band F.

## SERVICES

All mains services are connected to the property with the exception of gas. Mobile coverage - O2 (EE, Vodafone, Three are limited indoors) Broadband - Basic 2 Mbps, Superfast 80 Mbps, Ultrafast N/A Satellite / Fibre TV availability - Sky

Information obtained via:

<https://checker.ofcom.org.uk/>  
<https://www.uswitch.com/broadband>

## USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=100050383646>

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
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

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