



Moorland Cottage, Pannal Road, Follifoot, Harrogate, HG3 1DR

£1,950 pcm

Bond £2,250

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Moorland Cottage, Pannal Road, Follifoot, Harrogate, HG3

A charming detached house offering light and airy accommodation with three double bedrooms and three bathrooms. This super house provides spacious and flexible accommodation over two floors and has attractive lawned gardens plus views over open countryside towards the Ridding Park estate. The accommodation has the advantage of double glazing and oil-fired central heating and is appointed to a good standard throughout. Follifoot is a popular village situated to the south side of Harrogate, well served by a range of amenities including a post office, cricket club, primary school, two public houses and a church. EPC rating D.

GROUND FLOOR RECEPTION HALL SHOWER ROOM

White suite comprising low-flush WC, bidet, washbasin set within a vanity unit, and shower cubicle. Tiled floor and window to side.

SITTING ROOM

Windows to rear, central heating radiator and fireplace. Glazed double doors lead to –

SUN ROOM

With windows to three sides, tiled floor and glazed doors leading to the rear garden.

DINING ROOM

Windows to front and rear. Central heating radiators.

DINING KITCHEN

Range of modern wall and base units and work surfaces having inset sink unit. Four-ring induction hob with extractor hood above. Integrated electric double oven, integrated dishwasher. Windows to front and rear, central heating radiator and large built-in storage cupboard.

PORCH / UTILITY

With plumbing for washing machine, window to rear and external door to front.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to rear, central heating radiator and fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern white suite comprising low-flush WC, washbasin set within a vanity unit, and shower cubicle. Window to front and central heating radiator.

BEDROOM 2

A double bedroom with window to rear, central heating radiator and fitted wardrobes.

EN-SUITE BATHROOM

Modern white suite comprising low-flush WC, washbasin with storage cupboards below, large walk in shower. Window to front, central heating radiator and large airing cupboard.

BEDROOM 3

(Accessed via staircase from the dining room) Windows to front and rear. Central heating radiator.

OUTSIDE

Driveway to front providing off-street parking for several vehicles. Lawned gardens to front. At the rear of the property there is a lawned garden with planted borders and paved sitting area with open aspect over open countryside. Timber garden shed. To the side of the house, adjacent the driveway, is a 7Kwa fast electric car charger.

COUNCIL TAX

The property has been placed in Council Tax Band D.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No children or sharers without landlord's consent. No pets.
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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