



## WELL HOUSE

COPGROVE, HARROGATE HG3 3TA

AN EXTREMELY SPACIOUS FOUR BEDROOM HOUSE OCCUPYING A SUPERB RURAL LOCATION IN GLORIOUS OPEN COUNTRYSIDE JUST OUTSIDE THE VILLAGE OF COPGROVE AND BEING WELL PLACED FOR ACCESS TO KNARESBOROUGH, HARROGATE, LEEDS AND FURTHER AFIELD VIA THE A1(M). AN INTERNAL INSPECTION IS ESSENTIAL TO APPRECIATE THE SIZE OF THE ACCOMMODATION ON OFFER AND THE PROPERTY IS SET IN PRIVATE, MATURE GARDENS.

**RENT: £1,695 pcm**

**ELECTRICITY, WI-FI, WATER AND SEWERAGE CHARGES INCLUDED.**

**TO LET ON AN ASSURED SHORTHOLD TENANCY EPC - TBC**



## LOCATION

The property is situated just outside the village of Copgrove approached by a private road. The property is well located for access to Knaresborough, Harrogate, Boroughbridge, Leeds and the other main centres of West and North Yorkshire via the A1(M). The towns of Boroughbridge and Knaresborough offers a good range of shops, bars, cafes, restaurants and other facilities.

## DESCRIPTION

An Extremely Spacious Four Bedroom House occupying a superb rural location in glorious open countryside just outside the village of Copgrove and being placed well placed for access to Knaresborough, Harrogate, Leeds and further afield via the A1(M). An internal inspection is essential to appreciate the size of the accommodation on offer and the property is set in private, mature gardens.

## ACCOMMODATION

### SIDE PORCH

KITCHEN/DINER 20' 7" x 12' 1" (6.27m x 3.68m)  
With range of base and wall units incorporating Belfast sink, oil fired Aga, Ignis oven/grill. Radiator.

CLOAKROOM 6' 2" x 5' 7" (1.88m x 1.7m)  
Radiator.

SEPARATE WC 6' 2" x 3' 2" (1.88m x 0.97m)  
Low level WC. Wash hand basin. Radiator.

STUDY 8' 6" x 8' 0 max" (2.59m x 2.44m)  
Radiator.

LOUNGE 19' 7" x 11' 5" (5.97m x 3.48m)  
Radiator. Fireplace with tiled interior and wooden surround.

CONSERVATORY 12' 6" x 10' 6" (3.81m x 3.2m)  
French doors to gardens.

DINING ROOM 25' 0" x 12' 0 approx" (7.62m x 3.66m)  
Cupboard under stairs. Two radiators. Two bay windows. Stairs to First Floor.

UTILITY ROOM 8' 7" x 6' 10" (2.62m x 2.08m)  
Sink unit. Plumbing for washing machine.

## FIRST FLOOR

MASTER BEDROOM 22' 7" x 12' 1" (6.88m x 3.68m)  
Radiator.

ENSUITE BATHROOM 12' 1" x 5' 10" (3.68m x 1.78m)  
Bath, wash hand basin, low level WC, separate shower cubicle and radiator.

BEDROOM 14' 3" x 11' 8" (4.34m x 3.56m)  
Radiator.

BEDROOM 12' 0" x 8' 7" (3.66m x 2.62m)  
Radiator.

BEDROOM 8' 6" x 6' 8" (2.59m x 2.03m)  
Radiator.

HOUSE BATHROOM 8' 5" x 5' 2" (2.57m x 1.57m)  
With suite comprising bath, pedestal wash hand basin, low level WC and radiator.

LANDING  
With airing cupboard.

## ADDITIONAL INFORMATION

### Terms of Tenancy

The property is available To Let **unfurnished**, on an Assured Shorthold Tenancy for a period of **twelve months** at a rent of **£1,695 per calendar month**, payable in advance.

A Bond of **One Month's Rent plus £100** will be payable.

**The Tenant will be responsible for the cost of Oil and Council Tax.**

**Electricity, water, sewerage charges and Wi-Fi are all included in the rent.**

### Viewing

Strictly by appointment with the Letting Agents, Lister Haigh on 01423 860322.



### SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

**John Haigh** (Knaresborough Office) on **01423 860322**  
**Giles Chaplin** (Knaresborough Office) on **01423 860322**  
**Charlie Cowen** (Knaresborough Office) on **01423 860322**  
**Debbie Matthewman** (Knaresborough Office) on **01423 860322**

### Viewing

The property may be viewed by appointment only, with the Sole Letting Agent, Lister Haigh on 01423 860322.

### Directions

From Boroughbridge, take the A6055 towards Knaresborough and Harrogate. Continue on this road through the village of Minskip taking the right at the end of Minskip towards Staveley. Continue along this road through the village of Staveley taking the first turn right having left the village of Staveley towards Copgrove and Burton Leonard. On entering Copgrove, take the first lane on the right hand side at the church. Continue down this private road taking the first turn on the left hand side over a cattle grid and marked Well House Farm. Continue down the road to Well House Farm and the property is the first one on the right hand side.

### SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.

### THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Regulated by the RICS