



**Beckford, Malthouse Lane, Burn Bridge, Harrogate, HG3 1PD**

**£1,900 pcm**

**Bond £2,192**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Beckford, Malthouse Lane, Burn Bridge, Harrogate, North

A stunning four-bedroom house enjoying a delightful position backing onto the picturesque Crimple Beck, in a peaceful location within this highly sought after village to the south side of Harrogate, well placed for daily commuting to Yorkshire's principal business districts. Local amenities including the Black Swan public house, Pannal Primary School and train station. This exceptional and individual property has undergone a comprehensive refurbishment to now offer stylish and generous accommodation. An internal inspection is recommended to appreciate the tranquil position of this superb family home. EPC Rating D.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Double glazed doors to reception room.

#### CLOAKROOM

Low-flush WC, washbasin and window to front.

#### LIVING / DINING ROOM

A particularly generous room with bay window to front, double doors to rear garden and fireplace. Opening to:

#### BREAKFAST KITCHEN

A superb room with range of shaker style wall and base units, quartz work surfaces, Range cooker, dishwasher, fridge freezer and breakfast bar.

#### REAR LOBBY

Door to rear garden.

#### UTILITY ROOM

Fitted with wall and base units and stainless steel sink.

#### OFFICE / PLAY ROOM

Window to side.

### FIRST FLOOR

#### LANDING

Window to front, access to roof void.

#### BEDROOM 1

Window to front.

#### BEDROOM 2

Window to rear.

#### BEDROOM 3

Window to rear.

#### BEDROOM 4

Window to front.

#### LUXURY BATHROOM

Incorporating modern tiling, walk-in shower, free-standing bath, low-flush WC, washbasin with vanity cupboard.

## OUTSIDE

Part of the original garage has been split to create further living accommodation, but the remaining space provides useful storage. To the rear of the property is an attractive terrace. The front garden is lawned and there is further parking for two vehicles on the opposite side of the lane.

## COUNCIL TAX

The property has been placed in Council Tax Band F

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No pets or children without landlord's consent. No sharers.
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 NOT be managed by Verity Frearson.

## Verity Frearson

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