



1 Home Farm Square, Birstwith, Harrogate, HG3 2WA

£2,250 pcm

Bond £2,596

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 1 Home Farm Square, Birstwith, Harrogate, HG3 2WA

A spacious and beautifully presented four bedroomed property forming part of this charming development situated in the sought-after village of Birstwith. This individual property provides generous accommodation with much character and charm having rustic features including exposed wooden beams and provides light and airy accommodation. EPC Rating C.

## GROUND FLOOR

### RECEPTION HALL

A spacious reception hall with window to front and useful storage cupboards.

### SITTING ROOM

A large L-shaped reception room with windows to front and rear. Attractive fireplace with wood-burning stove.

### DINING ROOM

A further reception room with windows to front.

### DINING KITCHEN

With a dining area. The kitchen comprises a range of stylish wall and base units with granite worktop. Integrated appliances including induction hob, two ovens (including one full-size oven and one combined oven / microwave), warming drawer, dishwasher, fridge / freezer, wine fridge and washer / dryer. Window and stable door to front. Under-floor heating.

### STUDY

Providing a useful workspace with window to rear. With ultrafast Broadband (up to 900 Mbps)

### CLOAKROOM

With WC and washbasin.

## FIRST FLOOR

### MASTER BEDROOM

A double bedroom with fitted wardrobes and dressing area. Windows to front and rear.

### EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and shower. Velux window, fully tiled walls and floor. Fitted wardrobes and dressing area. Heated towel rail and under-floor heating.

### BEDROOM 2

A double bedroom with vaulted ceiling. Glazed door to side. Free-standing wardrobes.

### BEDROOM 3

A double bedroom with large wardrobes and window to rear.

### BEDROOM 4

A further double bedroom with a window to front. Fitted wardrobes.

### BATHROOM

A modern white suite with WC, washbasin set within a vanity unit, bath and shower. Heated towel rail, Velux window, fully tiled and under-floor heating.

## OUTSIDE

Immediately in front of the property there is a paved private sitting area. The property also has the advantage of a separate garden with lawn, planted borders and paved sitting area. There is a single garage and car parking space within a carport. There is also a private car park available for visitors.

## COUNCIL TAX

The property has been placed in Council Tax Band G.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 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. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. 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.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. 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.
16. 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.
17. This property will be managed by Verity Frearson.

## Verity Frearson

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