



VERITY
FREARSON

SOUTH VIEW, FOREST MOOR DRIVE, KNARESBOROUGH, HG5 8JT

Rent £3,500 pcm

Bond £4,038

Available FURNISHED or UNFURNISHED

South View is an individual four double-bedroomed detached property finished to a high specification in this peaceful position at the end of a quiet lane with stunning outlook over surrounding countryside.

This superb property was constructed in 2015 and has extensive eco-credentials - it is highly insulated, it has an MVHR heat recovery system, and has triple glazing and solar panels giving the house extremely low running costs. The stylish accommodation is presented to a high standard, with a stunning open-plan living space and glazed wall incorporating glazed sliding doors overlooking the garden, together with wood-burning stove and open-plan modern kitchen, with contemporary polished concrete floor throughout with under-floor heating. On the first floor there are four double bedrooms including a master bedroom with dressing area, glass wall with stunning views and en-suite with free-standing copper bath and large walk-in shower, in addition to a stylish house bathroom. From the first-floor bedrooms, there is access to a large roof terrace which provides an outdoor seating area enjoying stunning views over the surrounding countryside. There is a gravel driveway which provides ample off-road parking, and to the rear of the property is a large attractive lawned garden and decked sitting area.

The property is situated at the end of a quiet lane, ideally situated between Harrogate and Knaresborough, close to excellent amenities. EPC rating B.



- Open-Plan Living Room · Kitchen · Office · Utility Room · 2 Bathrooms
- 4 Bedrooms · En-Suite Bathroom · House Bathroom · Ample off-road parking
- Ample Parking · Large Lawned Garden · Roof Terrace







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A spacious reception hall with glazed door and window to front. Oak-and glass staircase lead to the first floor.

CLOAKROOM

With WC and washbasin. Window to front.

OPEN-PLAN LIVING ROOM

A stunning open-plan living space with a glazed wall overlooking the garden incorporating sliding doors leading to the decked patio. The spacious living accommodation provides sitting and dining areas with polished concrete floor and contemporary wood-burning stove. Open plan to kitchen.

KITCHEN

A modern fitted kitchen with range of wall and base units with oak worktops and breakfast bar. Five-ring gas hob with extractor hood above and two integrated ovens plus microwave. Fridge freezer, integrated dishwasher and window to front.

UTILITY ROOM

With fitted worktop, basin and space, washing machine and space for tumble dryer.

OFFICE

An office with glazed door leading to the garden with polished concrete floor.

FIRST FLOOR BEDROOM 1

A stunning master bedroom with glazed wall overlooking the garden and open countryside beyond. A glazed door leads on the roof terrace. There is a dressing area with extensive range of fitted wardrobes.

EN-SUITE BATHROOM

A modern suite with concealed cistern WC, washbasin set within a vanity unit, large walk-in shower and free-standing copper bath. Tiled walls and floor, heated towel rail and window to side.

BEDROOM 2

A further double bedroom with window to front.

BEDROOM 3

A further double bedroom with window to front and glazed door leads to the roof terrace.

BEDROOM 4

A double bedroom with window to rear.

BATHROOM

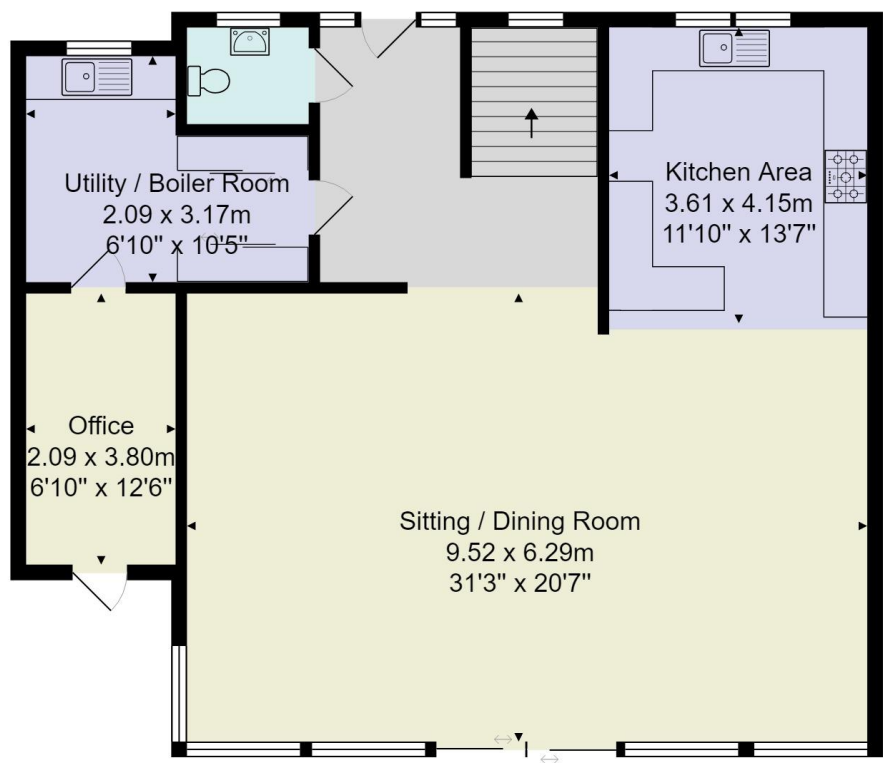
A modern white suite with WC, washbasin set within a vanity unit. Large shower and free-standing roll-top bath. Window to side.

OUTSIDE

A gravel driveway provides ample off-road parking. To the rear is a good-sized, attractive lawn garden with well-stocked planted borders, and hardwood decked patio with outdoor lighting, all enjoying a southerly aspect with attractive open outlook over the adjoining countryside.

In addition to the garden, there is a large roof terrace which is accessed from the first-floor bedrooms and provides a superb outdoor sitting area with attractive elevated views over the surrounding countryside.

Ground Floor



Ground Floor

First Floor



AGENT NOTE

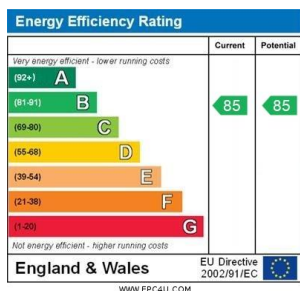
This modern property is built to a high specification and incorporates a heat recovery and ventilation system (MVHR). There is an under-floor heating system throughout the whole property. The windows and doors have triple glazing, the house is very well insulated and there are solar panels, resulting in a very efficient and economical house to keep warm.

COUNCIL TAX

This property has been placed in council tax band E.

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.*



Harrogate

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