



Pickle Cottage, 64 Briggate, Knaresborough, HG5 8BH

£850 pcm

Bond £980

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Pickle Cottage, 64 Briggate, Knaresborough, HG5 8BH

An attractive two bedroomed middle of terrace property with enclosed courtyard garden, situated in this most convenient location, just a few minutes walk from historic Market Square of Knaresborough. The property provides well presented and characterful accommodation with a sitting room, kitchen, two bedrooms and a modern bathroom. The property also has the benefit of a good sized enclosed courtyard garden providing an excellent outdoor entertaining space. The property is situated in a delightful position just a stones throw from the historic town centre. EPC Rating D.

SITTING ROOM

A reception room with rustic brick feature fireplace and fitted cupboard.

KITCHEN

With a range of fitted wall and base units with Everhot electric cooker, washing machine and fridge.

FIRST FLOOR

BEDROOM 1

A double bedroom with ornamental fireplace.

BATHROOM

A white suite comprising WC, basin and bath with shower above.

SECOND FLOOR

BEDROOM

A further double bedroom.

OUTSIDE

To the rear of the property. There is an attractive enclosed walled garden providing an excellent outdoor entertaining space.

COUNCIL TAX

This property has been placed in Council Tax Band C



Total Area: 74.3 m² ... 800 ft²

All measurements are approximate and for display purposes only. No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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 NOT be managed by Verity Frearson.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

