



Bryan Lodge, Moor Lane, Arkendale, Knaresborough, HG5 0QU

£1,800 pcm

Bond £2,076

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Bryan Lodge, Moor Lane, Arkendale, Knaresborough, HG5

A most attractive rustic brick detached family home proving generous accommodation with garden and snooker room, situated in the heart of this popular village. This impressive home provides generous, and flexible accommodation. On the ground floor there are several good sized reception rooms together with a dining kitchen, conservatory and utility room. Upstairs, there are four good sized bedrooms together with a study and two bathrooms. As well as the attractive gardens, there is a driveway that provides parking and leads to a triple open fronted carport and there is also useful outside storage. The property also has the benefit of a games room, complete with full size snooker table, which is situated in the detached former Chapel situated next door to the main property. Arkendale is a desirable village, conveniently place between Knaresborough and Boroughbridge. The village itself has the benefits of a pub and village hall. EPC rating E.

GROUND FLOOR

RECEPTION HALL

With under stairs cupboard.

CLOAKROOM

With WC and basin.

SITTING ROOM

A large reception room with feature fireplace with open fire and window overlooking the garden.

CONSERVATORY

Providing a further sitting area with windows and glazed door overlooking the garden.

DINING KITCHEN

With space for dining area. The kitchen comprises a range of fitted units with range cooker and fridge freezer.

DINING ROOM

A reception room with open fire and windows to the front and rear.

FAMILY ROOM

A further reception room with open fire and windows and glazed doors leading to the garden.

UTILITY

With fitted units, worktop and sink. Space and plumbing for washing machine.

FIRST FLOOR

BEDROOMS

On the first floor, there are four good sized bedrooms, plus an additional fifth single bedroom or study.

BATHROOMS

There are two bathrooms on the first floor, one of which has a bath with shower above and the other having a separate bath and shower.

STORAGE

There is useful fitted storage on the landing, including the airing cupboard.

OUTSIDE

There is a good sized and attractive garden to the front of the property with lawn and paved sitting area. There is also a further garden area situated to the rear. A driveway provides ample parking and leads to a triple open fronted carport with attached garden store, coal store and gardeners WC.

GAMES ROOM

Separate from the main house is a large games room which forms part of a detached former chapel. A full sized snooker table will be left for tenants to use.

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.

Verity Frearson

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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			