



10 Poppyfields, Summerbridge, Harrogate, HG3 4DZ

£1,925 pcm

Bond £2,221

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

10 Poppyfields, Summerbridge, Harrogate, North Yorkshire,

A superb five-bedroom semi-detached village house offering deceptively generous accommodation arranged over three levels extending to over 1,500 square feet. The spacious and well-appointed living accommodation includes five double bedrooms and three bathrooms. This attractive new-built, quality home offers stylish interiors and enjoys an attractive position within the heart of the ever-popular village of Summerbridge and benefits from a primary school, a church, shop, post office and general store, and a bus route between Harrogate and Pateley Bridge. EPC Rating B.

ACCOMMODATION

The accommodation comprises -

GROUND FLOOR

Front entrance into reception hall, spacious living room with bay window, separate dining kitchen finished to a superb standard with French doors leading out to rear garden, utility room and downstairs WC with access into garage.

FIRST FLOOR

A main bedroom with en-suite bathroom, the second and third double bedrooms, a house bathroom with bath and separate shower.

SECOND FLOOR

A fourth bedroom with en-suite shower room, and a fifth double bedroom.

OUTSIDE

Outside, there is off-street parking for multiple vehicles, a garden, and garage with power and electric car charging point.

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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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.

Verity Frearson

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			