



3 Stonecrop Drive, Harrogate, North Yorkshire, HG3 2SQ

£2,200 pcm

Bond £2,538

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 3 Stonecrop Drive, Harrogate, North Yorkshire, HG3 2SQ

A superb four bedroom detached house enjoying a very attractive position on the edge of open countryside, forming part of this exclusive and established residential development to the north side of Harrogate. The property offers deceptively generous accommodation and a particularly feature to the house are the good sized and private rear gardens. EPC rating D.

## GROUND FLOOR

### ENTRANCE HALL

### CLOAKROOM/WC

### RECEPTION ROOM

17'4" x 11'3" (5.28m x 3.43m) With a bay window to the front of the house, the reception room is focused around a smart fireplace, double doors lead directly onto the dining room - perfect for entertaining.

### DINING ROOM

11'3" x 9'10" (3.43m x 3.38m) A separate dining room, which could double as a fantastic second reception or playroom sits between the dining room and conservatory.

### CONSERVATORY

13' x 10'8" (3.96m x 3.25m) A generous conservatory sits in the south facing garden with direct access to a paved walkway that runs round the side of the house.

### BREAKFAST KITCHEN

14'2" x 11'1" (4.32m x 3.38m) The smart black kitchen is beautifully presented with space for a table for four to one side of the room.

## FIRST FLOOR

### MAIN BEDROOM WITH EN-SUITE

13'8" x 11'5" (4.17m x 3.48m) Main bedroom to the front of the house, with open aspect. Two double built in wardrobes to the rear of the room. There is an ensuite bathroom to one side of the room.

### BEDROOM 2

14'1" x 9'3" (4.3m x 2.82m) A double bedroom with built in wardrobes.

### BEDROOM 3

11'10" x 9'3" (3.6m x 2.82m) A third double room with built in wardrobes.

### BEDROOM 4

9'8" x 8'7" (2.95m x 2.62m)

### BATHROOM

Comprising WC, basin and bath with shower over.

### OUTSIDE

To the front of the house is a driveway providing off street parking for multiple vehicles and a front garden. Private and good sized south east facing rear gardens.

### GARAGE

18' x 8' (5.49m x 2.44m) A long integral garage with an internal power supply.

### COUNCIL TAX

This property has been placed in council tax band E.

## SERVICES

All mains services are connected to the property.

Mobile coverage - EE, Vodafone and O2 likely.

Broadband - Basic 4 Mbps, Superfast 57 Mbps, Ultrafast 100 Mbps

Satellite / Fibre TV availability - BT and Sky

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

## USEFUL INFORMATION

Shared access to the front of the house.

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=200002734539>

## 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

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

For all enquiries contact us on:

01423 530000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	68	
(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			