



**Cobblers Cottage, Main Street, Ripley, Harrogate, HG3 3AY**

**£2,500 pcm**

**Bond £2,884**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Cobblers Cottage, Main Street, Ripley, Harrogate, HG3 3AY

A charming three bedroom detached cottage with a good sized and attractive lawned garden, situated in this delightful position overlooking the Ripley Castle grounds and located in the heart of this popular village just a short drive from Harrogate town centre.

The property is situated in a quiet position within the desirable village of Ripley, overlooking the Ripley Castle grounds and is well served by the village amenities including shop and pub. Ripley is sounded by beautiful open countryside and is just a short drive from the centre of Harrogate. EPC Rating D.

### DINING KITCHEN

With space for dining table and windows overlooking the garden. The kitchen comprises a range of stylish units with electric hob, integrated double oven and integrated dishwasher.

### SITTING ROOM

A large reception room with windows on two sides. Attractive stone fireplace with wood, burning stove.

### UTILITY

With fitted units and space and plumbing for washing machine and tumble dryer.

### CLOAKROOM

With WC and basin.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with ensuite.

#### ENSUITE 1

A white suite comprising WC, basin and shower. Tiled walls and floor with underfloor heating.

#### BEDROOM 2

A double bedroom with ensuite.

#### ENSUITE 2

A white suite comprising WC, basin and shower. Tiled walls and floor with underfloor heating. Heated towel rail.

#### BEDROOM 3

A further double bedroom.

### BATHROOM

A modern white suite comprising WC, basin and bath with shower above. Tiled walls and floors and underfloor heating. Heated towel rail.

### OUTSIDE

The property has an attractive and good sized garden to the front with lawn and paved sitting area.

There is a useful outside stone store attached to the property with sink and plumbing.

Parking is available on the private lane that provides access to the property.

### COUNCIL TAX

This property is currently being registered for residential rates. The property was previously in valuation band E.

### SERVICES

All mains services are connected to the property.  
Mobile coverage - EE, Vodafone, Three, O2 (EE & Three are not available indoors & Vodafone may be limited indoors)  
Broadband - Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 900 Mbps  
Satellite / Fibre TV availability - BT, Sky

Information obtained via:  
<https://checker.ofcom.org.uk/>  
<https://www.uswitch.com/broadband>

### USEFUL INFORMATION

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=10003600180>

### 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. 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 Fearson 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 NOT be managed by Verity Fearson.

## Verity Fearson

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