



16 Cautley Drive, Killinghall, Harrogate, HG3 2DJ

£2,250 pcm

Bond £2,596

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 16 Cautley Drive, Killinghall, Harrogate, HG3 2DJ

An immaculately presented three bedroom bungalow, with off street parking, double garage and large gardens, being situated in a quiet cul-de-sac within this popular residential location close to local amenities and within easy reach of Harrogate. The recently refurbished accommodation offers high quality fixtures and fittings throughout and benefits from double glazing, central heating and a wood burning stove. EPC Rating D.

## ENTRANCE HALL

With store cupboard and loft access.

## LIVING ROOM

A good-sized reception room with window to the front and wood burning stove.

## DINING KITCHEN

Fitted with a range of modern units with gas hob, integrated Bosch appliances. Window to the rear and door to conservatory.

## CONSERVATORY

A useful additional reception space providing a sitting or study area with windows and glazed doors overlooking the rear garden.

## BEDROOM ONE

A good sized double bedroom, with fitted wardrobes.

## EN-SUITE SHOWER ROOM

With shower cubicle, WC, basin and heated towel rail

## BEDROOM TWO

A double bedroom with fitted wardrobes and views of the rear garden.

## BEDROOM THREE / STUDY

A single bedroom/office.

## BATHROOM

A well-appointed white suite comprising free standing bath, shower cubicle WC and basin.

## OUTSIDE

To the front of the property there is a driveway providing off-street parking for several vehicles and a lawned garden with path to the side. The driveway leads to a large double garage with store, utility area and WC. To the rear there is a good-sized garden with lawn, patio, flowering borders and mature boundary hedging, offering far reaching views.

## COUNCIL TAX

The property has been placed in Council Tax Band F.

## SERVICES

All mains services are connected to the property.  
Mobile coverage - EE, Vodafone, Three, O2 all limited in-home  
Broadband - Basic 2 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps  
Network availability - Openreach, Quickline

Information obtained via:

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

## 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=100050386304>

## 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 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 be managed by Verity Fearson.

## Verity Fearson

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