



**The Old Barn, Crain Syke Farm, North Rigton, Leeds, LS17 0AD**

**£1,700 pcm**

**Bond £1,961**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# The Old Barn, Crain Syke Farm, North Rington, Leeds, LS17 0AD

A rare opportunity to rent a four bedroom barn conversion in a courtyard setting, with views of Almscliffe Crag and surrounding countryside.

The property benefits from oil fired central heating, double glazing and comprises, large living room with period features and wood burning stove, kitchen, master bedroom with ensuite shower room, three further bedrooms and recently fitted bathroom. EPC Rating D.

## ENTRANCE HALL

With Yorkshire stone floor, large window and understairs storage cupboard.

## MASTER BEDROOM

With a range of fitted wardrobes and windows to the front and rear of the property.

## ENSUITE SHOWER ROOM

7' 6" x 5' 2" (2.3m x 1.6m) With newly fitted suite, comprising shower cubicle, basin, wc and heated towel rail.

## BEDROOM

With window to the side of the property.

## BEDROOM

With window to the rear of the property.

## BATHROOM

6' 6" x 5' 2" (2m x 1.6m) With newly fitted suite, comprising bath with shower over, wc and basin.

## FIRST FLOOR

### LIVING ROOM

Large living space with wood burning stove, exposed stonework, beams and windows to the front and rear of the property.

### KITCHEN

With a range of wall mounted cupboards, base units and drawers.

### BEDROOM/STUDY

With window to the rear of the property.

### OUTSIDE

The property doesn't have any garden access but does benefit from parking.

### SERVICES

All mains services are connected to the property with the exception of gas. Mobile coverage - EE, Vodafone & O2 may not be available in-home. Three may be variable in-home  
Broadband - Basic 20 Mbps, Ultrafast 1800 Mbps  
Network availability - Add details from Ofcom website

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=10003028056>

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months defaulting to periodic from 1st May 2026.
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 NOT be managed by Verity Frearson.

## Verity Frearson

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