



Spofforth Lodge, Stockeld Park, Wetherby, LS22 4AW

£1,100 pcm

Bond £1,269

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



Spofforth Lodge, Stockeld Park, Wetherby, West Yorkshire,

A two bedroom stone built gatehouses set in the majestic grounds of Stockeld Park. The property oozes character and charm, and is conveniently located close to the market town of Wetherby and being close to excellent transport links to Harrogate and all major cities via the A1 motorway. The property benefits from private off street parking, private gardens and gas fired central heating. An early inspection is essential to avoid disappointment. Briefly comprising living/dining room area, breakfast kitchen, two bedrooms shower room and additional stone built outbuildings. EPC rating D.

GROUND FLOOR

ENTRANCE HALL

Half glazed wooden panelled door, oval window to side, ceramic tiled floor and useful wooden shelf. Inner wooden glazed panelled door leading to:

LIVING / DINING ROOM

14' 9" x 16' 3" (4.5m x 4.95m) A spacious room with Georgian windows to side and rear, radiator, built-in cupboards, Adams style fire surround (fire not in commission), cupboard containing Baxi boiler, useful shelving and coat hooks.

BEDROOM 1

12' 4" max into recess x 11' 2" (3.76m x 3.4m) A double bedroom with Georgian window to front, feature fireplace (not in commission), built-in wardrobes and radiator.

BEDROOM 2

9' 7" x 13' 4" (2.92m x 4.06m) A further bedroom with Georgian window to rear and radiator.

KITCHEN

11' 5" x 14' 9" (3.48m x 4.5m) Fitted with a range of white shaker style wall and base units with complimentary wood effect work surfaces with stainless steel with drainer and including fridge freezer, dishwasher and cooker. With extractor fan, vinyl flooring, window to side and radiator.

SHOWER ROOM

Fitted with a contemporary white suite including pedestal wash hand basin, low flush WC and glass shower cubicle with chrome shower attachments. With chrome heated towel rail, window to side and mirror with light and shaver socket.

OUTSIDE

Private gravelled off street parking to the front. To the side is a private stone flagged courtyard with two further stone built storage sheds one with power, and the other with useful free standing shelving units. To the rear of the property are mature gardens laid to lawn bordered by mature flowering shrubs and trees.

COUNCIL TAX

This property has been placed in council tax band B.

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 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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