



Woodview, Summerbridge, Harrogate, HG3 4HS



Description

A newly decorated four-bedroom detached cottage, offering deceptively spacious accommodation, with attractive dining room leading onto a raised decked area overlooking open woodland. The property has gas central heating double glazing and a modern fitted kitchen and two quality bathrooms. There is off-street parking and turning area, we would strongly recommend internal inspection to fully appreciate the accommodation offered.



Location

Situated at the heart of this popular village ideally located between Harrogate and Pateley Bridge. Open countryside is close at hand the property is well served by public transport. Available on a long-term tenancy if required.





Available

NOW

Unfurnished

Floor and window coverings and cooker included.

Rental

£1,195 pcm excluding all utilities.

Refundable Deposit

£1,325

Viewing

If you would like to view this property please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Directions

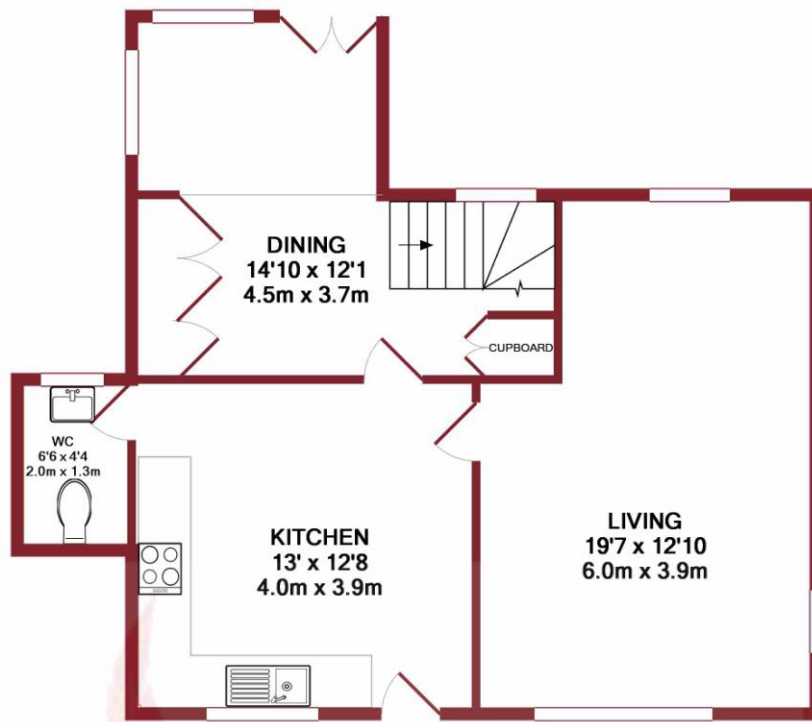
Take the A59 from Harrogate towards Skipton. Go past RAF Menwith Hill on the right-hand side. At the crossroads turn right onto the B6451 towards Darley. Continue through Darley and Dacre and when you reach the B6165 at Summerbridge turn left. The property is on the left-hand side, opposite Hartwith Avenue.

Details Produced

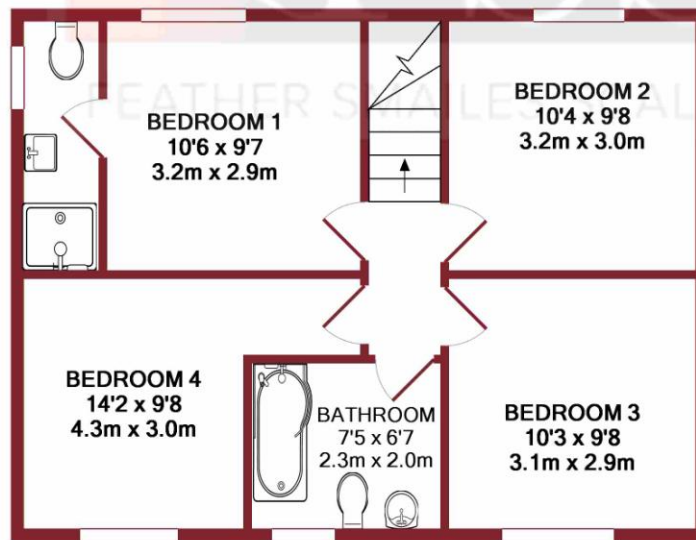
31st July 2019

Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months, with the option to extend, subject to contract.
2. References will be obtained using a Credit Reference agency.
3. Sorry, no pets and no smokers without the Landlord's consent, such consent not to be unreasonably withheld.
4. If consent is granted by the landlord for a pet, the rent will increase to £1,235 pcm.
5. You will be required to complete an application form to secure the property and to pay a 'part security holding deposit' thus providing you with 'exclusivity during the referencing period.
6. If a tenancy renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
7. We have been advised by the Harrogate Borough Council that the property is in Band D for the purpose of Council Tax.
8. The property will be withdrawn from the market as soon as an application form is accepted and 'part security holding deposit' paid, pending receipt of references.
9. In order to comply with Right to Rent legislation, with your application form we will need to see your Passport, or, National Identity Card. Also required will be proof of residency in the form of a utility bill or bank statement not more than three months old.
10. This property will be managed by the Landlord.
11. Feather Smiles Scales are members of The Tenancy Deposit Scheme (The Dispute Service) and the security deposit paid by the tenant will be held in the scheme and fully protected under the terms of the contract.



GROUND FLOOR
APPROX. FLOOR
AREA 595 SQ.FT.
(55.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 504 SQ.FT.
(46.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1099 SQ.FT. (102.1 SQ.M.)

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IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smalles Scales LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smalles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smalles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



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