



**Stockeld Grange Farm, Harrogate Road, Wetherby, LS22 4AN**

**£3,000 pcm**

**Bond £3,461**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Stockeld Grange Farm, Harrogate Road, Wetherby, West

A most interesting 5 Bedrooomed Farmhouse with Stables, Garage, Outbuildings, 2 Paddocks and ample parking, situated in a highly convenient location midway between Harrogate and Wetherby. The property offers spacious and well appointed accommodation with the benefit of full gas central heating and extensive double glazing. Highly convenient location, ready for immediate occupation. OF INTEREST TO TENANTS WITH EQUESTRIAN PURSUITS. EPC rating E.

## GROUND FLOOR

### ENTRANCE HALL

With parquet flooring and two central heating radiators.

### CLOAKROOM

Comprising low flush WC, sink set into cabinet and with built-in storage, central heating radiator and parquet flooring.

### KITCHEN

22' 0" x 17' 2" (6.71m x 5.23m) Fitted with a range of wall and base units offering excellent storage and including feature Aga, freestanding dishwasher and fridge. With stainless steel double sink and drainer, two central heating radiators and having ample space for a table and chairs.

### DINING ROOM

13' 2" x 11' 0" (4.01m x 3.35m) With cast iron and marble feature fireplace, built-in shelving, parquet flooring and central heating radiator.

### LIVING ROOM

17' 11" x 14' 11" (5.46m x 4.55m) A good sized living room with patio doors opening out to the patio and gardens, feature marble and cast iron fireplace, central heating radiator and built-in book shelving.

### STUDY

10' 4" x 10' 0" (3.15m x 3.05m) With cast iron feature fireplace and central heating radiator.

### FIRST FLOOR

### LANDING

With built in wardrobes/storage and central heating radiator.

### BEDROOM 1

18' 0" x 15' 0" (5.49m x 4.57m) A double bedroom with built-in wardrobes, cast iron feature fireplace and two central heating radiators.

### EN-SUITE

A spacious modern bathroom, tiled throughout and fitted with a suite comprising low flush WC, pedestal wash hand basin and bath with overhead shower.

### DRESSING ROOM/BEDROOM 5

11' 8" x 9' 9" (3.56m x 2.97m) A useful room with built-in wardrobes and central heating radiator.

### BEDROOM 2

10' 5" x 13' 4" (3.18m x 4.06m) A further double bedroom with central heating radiator.

### BEDROOM 3

14' 3" x 13' 6" (4.34m x 4.11m) A further double bedroom with built-in wardrobes and central heating radiator.

### BEDROOM 4

17' 6" x 8' 10" (5.33m x 2.69m) A further good sized bedroom with built-in wardrobes and central heating radiator.

### HOUSE BATHROOM

Fitted with a modern bathroom suite in white with tiled flooring, low flush WC, pedestal wash hand basin and bath with overhead shower. With towel storage and central heating radiator.

### OUTSIDE

Two paddocks adjacent plus gardens, arena, ample parking, stables and various outbuildings including a single garage

### COUNCIL TAX

This property has been placed in council tax band F.

### 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. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. 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.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. 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.
15. 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.
16. This property will NOT be managed by Verity Frearson.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

[lettings@verityfrearson.co.uk](mailto:lettings@verityfrearson.co.uk)

