

**VERITY  
FREARSON**

THE HARROGATE LETTING AGENT

[verityfearson.co.uk](http://verityfearson.co.uk)



**Field House, Hungate Lane, Bishop Monkton, Harrogate, HG3 3QL**

**£2,750 pcm**

**Bond £3,173**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

# Field House, Hungate Lane, Bishop Monkton, Harrogate,

A modern detached and very well-presented property situated in the heart of this sought-after village which is well served by local amenities. The property is appointed to a high standard and provides spacious accommodation over three levels. On the ground floor there is a large sitting room plus additional study/snug at the rear of the property overlooking the garden. There is also a generous dining kitchen and utility room together with downstairs WC, all with under-floor heating. On the upper floors there are five double bedrooms including a large master bedroom with en-suite bathroom together with a house bathroom and shower room. A driveway provides off-road parking and is accessed via electric gate and there is a large double garage. There are attractive lawned gardens to the front and rear together with paved terrace providing an excellent outdoor entertaining space. Bishop Monkton is a sought-after village situated between Harrogate and Ripon and is very well served by local amenities which include two pubs and a primary school. EPC Rating C.

## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A large reception room with wooden floor having under-floor heating. Bay window to front and contemporary inset living-flame gas fire.

#### CLOAKROOM

With low-level WC and washbasin.

#### SNUG / STUDY

A further reception room or work space with wooden floor having under-floor heating. Windows and glazed door overlook the rear garden.

#### DINING KITCHEN

A very large open-plan living space with spacious dining area having under-floor heating and bay window to front. The kitchen comprises a range of high-quality wall and base units with granite work surfaces and breakfast bar. Range cooker and inset Belfast sink and integrated dishwasher. Windows overlooking the rear garden.

#### UTILITY ROOM

With fitted wall and base units, granite work surface and inset sink. Space and plumbing for washing machine and tumble dryer.

### FIRST FLOOR

#### BEDROOM 1

A large master suite with window to front.

#### EN-SUITE BATHROOM

A large en-suite with low-level WC, washbasin, free-standing bath and large shower, Heated towel rail, window to rear and fitted airing cupboard. Tiled walls and tiled floor with under-floor heating.

#### BEDROOM 2

A double bedroom with window to front

#### BEDROOM 3

A double bedroom with window to rear.

#### HOUSE BATHROOM

Bath with shower above, low-level WC and washbasin. Window to rear.

### SECOND FLOOR

#### BEDROOM 4

A large double bedroom with window and skylight to rear.

#### BEDROOM 5

A further good-sized double bedroom with window to rear.

### SHOWER ROOM

Modern white suite comprising low-level WC, washbasin and shower. Heated towel rail, tiled walls and tiled floor with under-floor heating.

### OUTSIDE

An electric gate leads to a driveway, which provides off-road parking and leads to a LARGE DOUBLE GARAGE (24' x 18'6) with power and light and storage above. Attractive and good-sized walled garden to the rear with lawn and paved sitting area.

### COUNCIL TAX

This property has been placed in council tax band G.

### TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No pets, children or sharers without landlord's consent.
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

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