



6 The Close, Minskip, North Yorkshire, YO51 9JG

£1,250 pcm

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

6 The Close, Minskip, North Yorkshire, YO51 9JG

A spacious and well-presented three-bedroomed property occupying a large plot with generous gardens and driveway, providing ample off-road parking. The property occupies a very good-sized plot with a driveway and lawned garden to front and side, decked sitting area to the rear. Minskip is a sought-after village with excellent amenities, very convenient for Boroughbridge and the A1(M) and just a short drive from Ripon, Harrogate, Knaresborough. EPC rating D.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Windows to front. Leads to –

RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window to front and window to rear. Wood-burning stove with granite hearth. Fitted shelving.

DINING KITCHEN

With a spacious dining area and windows and glazed door overlooking the garden. Fitted kitchen with range of modern wall and base units, worktop, island and breakfast bar. Gas hob with extractor hood above and integrated electric oven. Integrated dishwasher. Under-stairs cupboard.

UTILITY ROOM

With worktop and fitted wall units. Plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin. Window to front.

FIRST FLOOR

LANDING

STOREROOM

There is a large walk-in storeroom off the landing with fitted shelving and window to rear.

BEDROOM 1

A double bedroom with window to front. Built-in cupboard. Ornamental fireplace.

BEDROOM 2

A further double bedroom with window to rear.

BEDROOM 3

A further bedroom with windows to front and side. Fitted wardrobe. Built-in cupboard.

BATHROOM

Modern white suite comprising WC, washbasin, bath and large walk-in shower. Windows to rear. Heated towel rail.

OUTSIDE

The property occupies a very generous plot with a drive providing ample off-road parking and good-sized gardens including a lawned garden to the front and side and an attractive decked sitting area to the rear, where there is a useful garden shed.

COUNCIL TAX

This property has been placed in council tax band C.

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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