



Wetherby Lodge, Stockeld Park, Wetherby, LS22 6AJ

£1,000 pcm

Bond £1,153

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Wetherby Lodge, Stockeld Park, Wetherby, West Yorkshire,

An attractive two bedroom detached property situated on the Stockeld Estate close to Wetherby with two double bedrooms, gas central heating, private garden, one out building and ample parking. EPC rating E.

GROUND FLOOR

ENTRANCE HALL

With understairs storage and central heating radiator.

LIVING ROOM

13' 4" x 14' 7" (4.06m x 4.44m) A spacious room with cast iron feature fireplace and central heating radiator.

KITCHEN

11' 7" x 7' 7" (3.53m x 2.31m) Fitted with a range of white wall and base units with appliances comprising of built-in cooker and integrated gas hob with extractor hood and under counter fridge. With central heating radiator.

BEDROOM 1

11' 10" x 12' 8" (3.61m x 3.86m) A good sized double bedroom with central heating radiator.

BEDROOM 2

11' 10" x 10' 2" (3.61m x 3.1m) A further double bedroom with central heating radiator.

HOUSE BATHROOM

A white bathroom suite comprising of low flush WC, pedestal wash hand basin and bath with overhead shower. Central heating radiator.

FIRST FLOOR

STUDY

7' 8" x 7' 7" (2.34m x 2.31m) Offering good storage or useful home office space.

OUTSIDE

Parking area for three cars, private lawned area and one outbuilding.

COUNCIL TAX

This property has been placed in council tax band A.

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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

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