

Keepers Cottage, Rudding Lane, Follifoot, Harrogate HG3 1DQ



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£4,750 pcm

EPC Rating C

Description

A unique opportunity to reside in this fabulous and spacious family home. Keepers Cottage is a superb contemporary property, set within a small and exclusive hamlet. The property has been designed to an exacting standard and is equipped with air source under floor heating, energy efficient insulation and double glazing and a feature wood burning stove. The 5 bedrooomed, 4 bathrooomed accommodation will be suited to a variety of family living styles and offers extremely flexible accommodation. The master bedroom suite has a dressing area along with luxury en suite and doors leading to a large balcony with far reaching views across open countryside. The luxury dining kitchen has floor to ceiling windows and access to a large decked area. The exterior of the property has landscaped gardens and decked area, plus large garage with electric roller shutter door. Other benefits include security alarm system and CCTV. Note: Some internal redecoration will take place prior to a new tenancy commencing.

Location

The property is located on the Rudding Park Estate to the sought-after south side of Harrogate. It is close to the by-pass, therefore excellent for the commuter with connections to the A1, York, Leeds and Bradford and is approximately 3 miles from Harrogate town centre and all its amenities. Pannal Railway Station is also within easy reach. This is an area of outstanding countryside with far reaching views.

Unfurnished

Floor and window coverings, plus top of the range Siemens appliances including hob with down draught extractor, oven and combi oven, full length fridge and under counter fridge, full height freezer, dishwasher and Quooker hot tap.

Directions

Take the A61 Leeds Road out of Harrogate town centre. At Pannal turn left onto Follifoot Road, go past Pannal Golf club, continue and turn left into Rudding Lane. Immediately past the entrance to Rudding Park Golf Club, the access is via the driveway on the left. Follow the road and turn right at the first junction, the property is 200m on the right hand side.

Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months.
2. References will be obtained using a credit reference agency.
3. Children and pets by Landlord's consent. Sorry, no smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £4825 pcm.
5. You will be required to complete an application form to secure the property and pay a 'part security holding deposit' thus providing you with exclusivity during the referencing period.
6. If a property 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 North Yorkshire Council that the property is in Band G 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 deposit paid', pending receipt of references.
9. In order to comply with the 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 Smailes 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.
12. Following the initial tenancy commencement future rent will become payable on the 1st day of each month. i.e., if your tenancy commences between the 1st and 15th of the month you will pay a proportion of the remaining days to the end of the month and then a standing order from the 1st of the following month. If your tenancy commences after the 15th of the month you will be invoiced for the remaining number of days of that month plus the next full month.

Rental Terms

£4,750 pcm excluding utilities. Deposit £6,575

Available

8th November 2023

Viewing

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

Details Produced

22nd September 2023

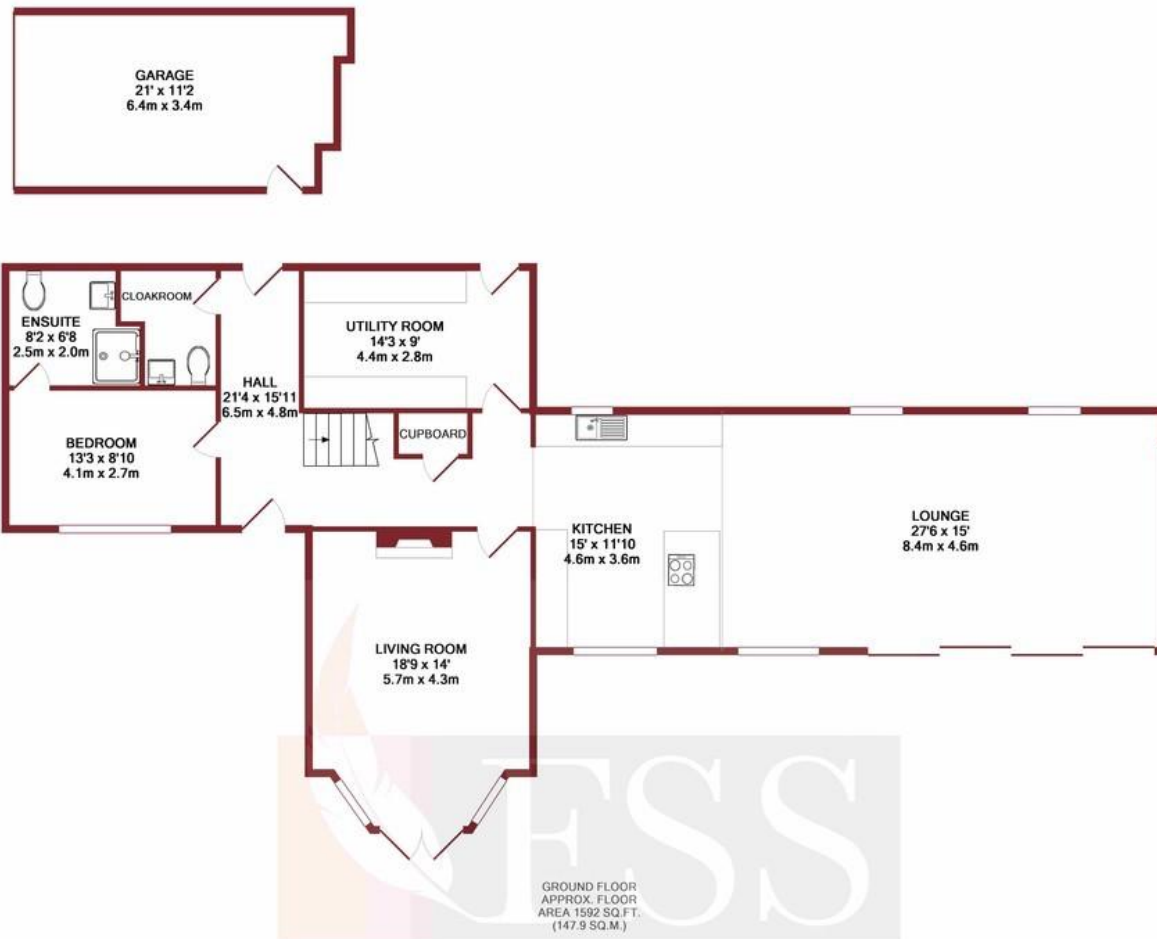












TOTAL APPROX. FLOOR AREA 2614 SQ.FT. (242.9 SQ.M.)
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