

Residential Lettings and Management

Fog Close Cottage, Old Church Lane PATELEY BRIDGE, HARROGATE, HG3 5LY



£850 pcm Unfurnished

A spacious three bedroom, two bathroom detached house with lawned garden and garage, conveniently situated above the High Street. Immediately available.



Dacre, Son & Hartley

www.dacres.co.uk

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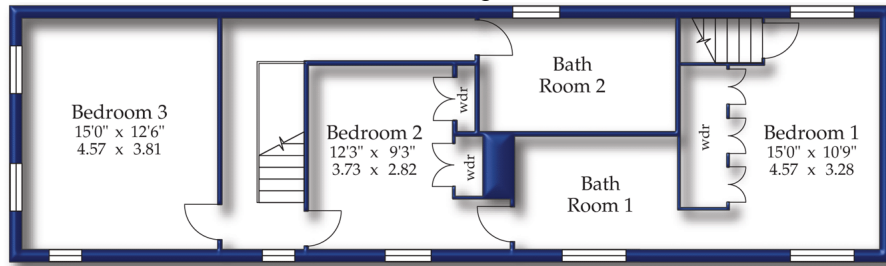
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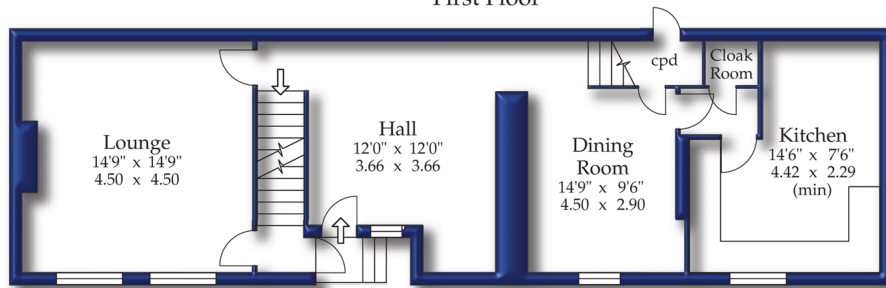
DESCRIPTION

An excellent family home revealing three bedrooms and attractive enclosed gardens, in an ideal location near Pateley Bridge's centre. With gas-fired central heating and double glazed windows, the neutrally decorated accommodation has been updated in recent years. The property is available immediately and features a garage and attractive views of the town.

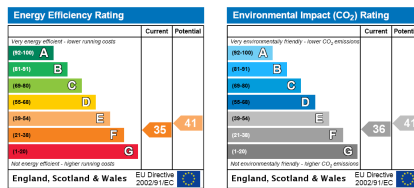
Located just out of Pateley Bridge with Upper Nidderdale High School within level walking distance and the town's High Street a short distance away; with many amenities offering shops, services and restaurants. This popular Nidderdale town also supports leisure and recreational facilities, plus some of the region's most beautiful countryside. Further afield, the popular spa town of Harrogate gives access to Leeds and York for the commuter, in addition there is a regular bus service to Harrogate.



First Floor



Ground Floor



DIRECTIONS

At the top of the High Street turn into Old Church Lane and Fog Close Cottage can be found on the left hand side, identified by a to let sign.

AGENTS NOTES

1. Assured Shorthold Tenancy – 6 months minimum.
2. Deposit – £995
3. Restrictions apply – see office for details.
4. Rent is exclusive of all usual tenant outgoings unless stated otherwise.

LETTING INFORMATION AND PROCEDURE

1. Confirm the property is still available and, if so arrange an appointment to view via our office.
2. If after viewing the property you wish to proceed with a tenancy application please fully complete the appropriate application form which is available from our office. All persons over the age of 18 will be required to complete an application form and will be named in the tenancy agreement. Please note there is a non-refundable fee of £40 (inc VAT) per applicant to cover the cost of references and credit checks. This fee is payable upon submission of the completed application form.
3. A holding deposit of £150 is also required on submission of your application as an indication of your good intent. This is to cover the cost of the Assured Shorthold Tenancy Agreement which will be prepared on your behalf. If the tenancy application does not proceed either because of your withdrawal or your failure to provide information which we reasonably request then the holding deposit will not be refunded. Please note that this money in advance does not constitute a tenancy or offer of a tenancy but is required as proof of your commitment.
4. Prior to your tenancy commencing, payment of the first month's rent and security deposit will be required. The security deposit (in addition to the first month's rent) is equivalent to one month's rent plus £100 unless otherwise stated.

AGENTS NOTES

These particulars do not constitute an offer or a contract, and prospective tenants should satisfy themselves by inspection of the property. All illustrations are for identification purposes only and are not to scale. Measurements taken in imperial to nearest 3 inches. Metric conversions are approximate. Neither Dacre, Son and Hartley nor any of its employees or agents has any authority to make or give and representation or warranty in relation to this property.