



- Two bedroom cottage
- Town centre location
- Private courtyard garden
- Period features throughout

### **Pickle Cottage, 64 Briggate, Knaresborough, HG5 8BH**

A beautifully presented two bedroom stone cottage in the heart of Knaresborough with private courtyard garden and period features.

The property benefits from gas central heating and comprises, living room, breakfast kitchen, two bedroom, bathroom and courtyard garden to the rear.



**£825 pcm**



## Property Description

A beautifully presented two bedroom stone cottage in the heart of Knaresborough with private courtyard garden and period features. The property benefits from gas central heating and comprises, living room, breakfast kitchen, two bedroom, bathroom and courtyard garden to the rear.

### LIVING ROOM

12' 8" x 8' 10" (3.88m x 2.70m) With entrance door and window to the front of the property, central heating radiator and built in cupboard.

### KITCHEN

16' 2" x 7' 3" (4.93m x 2.22m) With a range of wall mounted cupboards, base units and drawers, AGA, central heating boiler, window and door to the rear courtyard.

### FIRST FLOOR LANDING

With airing cupboard.

### BEDROOM

13' 2" x 9' 0" (4.02m x 2.75m) With window to the front of the property and central heating radiator.

### BATHROOM

6' 8" x 6' 2" (2.05m x 1.90m) With window to the rear of the property, bath with shower over and glazed side screen, wc, basin and central heating radiator.





## SECOND FLOOR

17' 0" x 9' 6" (5.2m x 2.9m) With window to the rear of the property, velux to the front of the property, cupboard with hanging rail and central heating radiator.

## OUTSIDE

To the rear of the property is a delightful paved courtyard, with raised beds.

## PETS

Please note that this property does not accept pets.

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## AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

## RENTAL PROCEDURE

1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as



we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

### **PAYMENTS**

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements