



- Idyllic setting
- White goods included
- Spacious accommodation
- Fitted wardrobes to all bedrooms
- Low maintenance garden
- Garage & store
- 6 Month initial tenancy
- Council tax band F
- EPC rating D62

Dipper Bank Smelthouses, Harrogate, HG3 4DJ

A fantastic three bedroom barn conversion in the Nidderdale hamlet of Smelthouses, surrounded by mature woodland. The property benefits from oil fired central heating, double glazing and comprises, entrance hall, living room, dining room, snug/office, kitchen and wc. To the first floor is a master bedroom with en-suite shower room, two further double bedrooms with fitted wardrobes and a house bathroom.

£1,600 PCM



ENTRANCE HALL

With under stairs cupboard and central heating radiator.

WC

7'0" x 3'7"

With wc, basin and double glazed window to the rear of the property.

LIVING ROOM

14'9" x 13'8"

With vaulted ceiling, central heating radiator, double glazed windows to two sides and door leading to the garden.

KITCHEN

14'5" x 10'5"

With a range of wall mounted cupboards, base units and drawers, fridge/freezer, dishwasher, washing machine, tumble drier, microwave, double oven, hob, double glazed windows and central heating radiator.

DINING ROOM

13'11" x 11'9"

With original stone feature wall, double glazed window and central heating radiator.

SNUG / OFFICE

13'11" x 9'7"

With double glazed window and central heating radiator.

FIRST FLOOR

With galleried landing.

MASTER BEDROOM

14'6" x 11'5"

With fitted wardrobes, double glazed windows and central heating radiator.





EN-SUITE SHOWER ROOM

9'4" x 5'1"

With shower cubicle, basin, wc, heated towel rail and double glazed window.

BEDROOM TWO

11'4" x 10'1"

With fitted wardrobes, double glazed window and central heating radiator.

BEDROOM THREE

10'8" x 10'4"

With fitted wardrobes, double glazed window and central heating radiator.

BATHROOM

9'4" x 6'3"

With shower cubicle, bath, basin, wc, heated towel rail and double glazed window.

OPEN GARAGE / STORE

18'0" x 12'1"

With power and light.

STORE

15'1" x 8'10"

With power and light.

OUTSIDE

To the rear of the property is low maintenance garden, with paved areas, surrounded by mature trees and overlooking a nearby stream. There is also a covered area, ideal for storing a BBQ and garden furniture.

There is ample parking on a gravelled area close to the front door.





AGENT 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

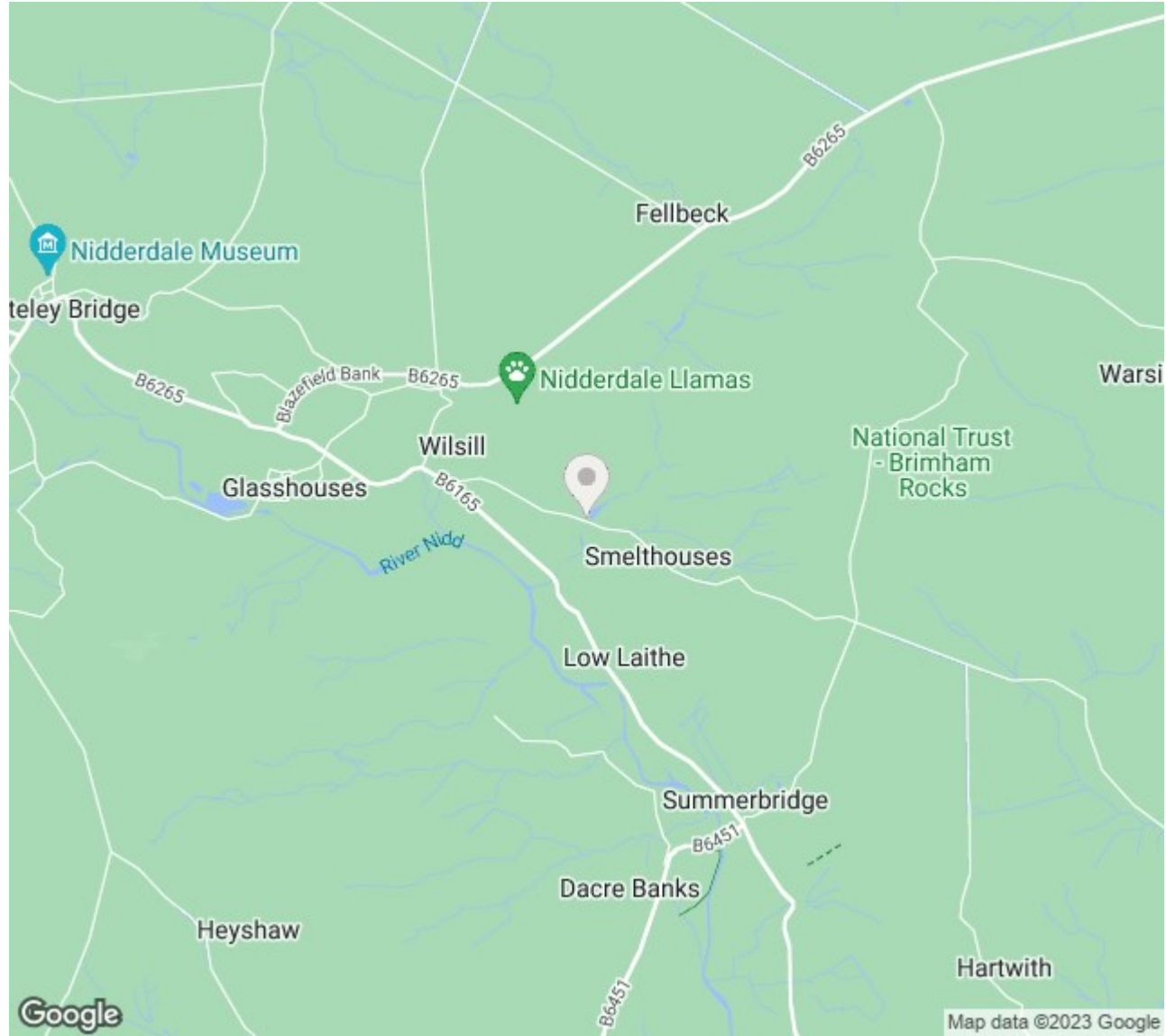
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com
01943 328343
info@whitakercadre.com

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