



£1,000 Monthly

Briggate, Knaresborough

House | 3 Bedrooms | 1 Bathroom

01423 276100

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# Step Inside

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## Property Description

**\*\* VIRTUAL 360 PROPERTY TOUR \*\***

A well presented three bedroomed end terrace house with enclosed garden to the rear, occupying an elevated position close to delightful riverside walks and the town centre.

## Main Particulars

**\*\* VIRTUAL 360 PROPERTY TOUR \*\***

A well presented three bedroomed end terrace house with enclosed garden to the rear, occupying an elevated position close to delightful riverside walks and the town centre.

This spacious property is offered with gas fired central heating and uPVC double glazing throughout and features accommodation comprising, entrance hall with stairs to first floor and useful understairs cupboard, bay fronted sitting room through to an open plan living dining kitchen with wall and base units, worksurfaces having inset sink electric hob and electric oven under, EnviroVent ventilation, plumbing and space for washing machine and space for fridge freezer, breakfast bar and double doors out to a paved and enclosed garden. To the first floor there are three good sized bedrooms and a modern shower room with walk in shower, vanity unit with inset wash basin, low flush wc and ladder towel rail.

Outside there is a terraced landscaped garden to the front with steps that lead to the first floor. To the rear an paved and enclosed garden with delightful open field views to the rear.

### TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No children, sharers, or pets without landlord's consent.
3. Each applicant is required to complete an application form to apply for a property.
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 upon an acceptable application.
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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an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 month's 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.

12. Before moving into a property payment of the first month's 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. This property will be managed by the landlord

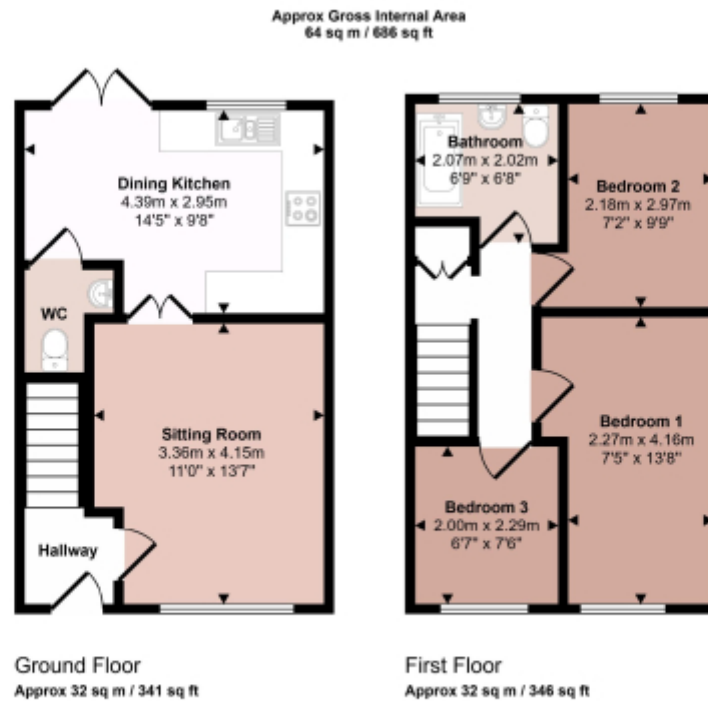
Council Tax Band: c

Deposit: £1,153.84

Holding Deposit: £230.76



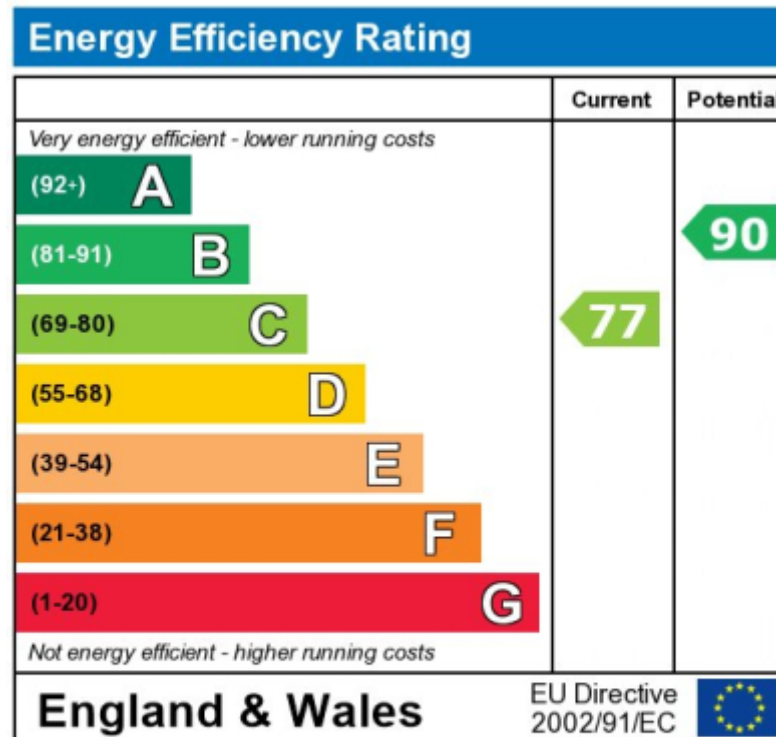




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01423 276100

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