



2



4



2

**£1,000** Per calendar month



## 4 Fir Tree Court, Barkston Ash, Tadcaster, North Yorkshire, LS24 9WF



### Description

A beautifully maintained and spacious, 4 bedroomed, semi-detached house, with a modern kitchen, 2 good sized bathrooms and attractive first floor living area. There is a private, easy to maintain rear garden, large integral garage and good driveway parking. The property has been neutrally decorated throughout and has good quality hardwood easy to maintain flooring. The property has the benefit of uPVC double glazing and gas central heating and is worthy of an internal inspection to fully appreciate the flexible accommodation offered. The property is available for an initial 12 month term, but could be extended for up to three years, subject to contract.



### Location

Located within this exclusive cul-de-sac, at the heart of the sought after village of Barkston Ash, affording good access to the local motorway network, but also being accessible to good schooling and local amenities.





### Available

Beginning of August, 2017

### Unfurnished

Floor and window coverings, cooker, refrigerator and dishwasher included

### Rental

£1,000 Per calendar month excluding all utilities

### Refundable Deposit

£1,100

### Viewing

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

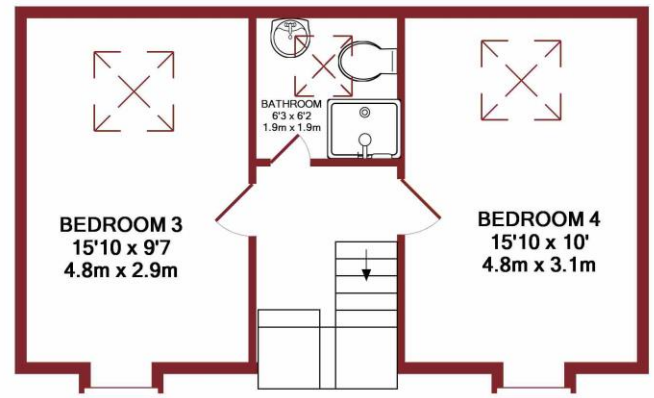
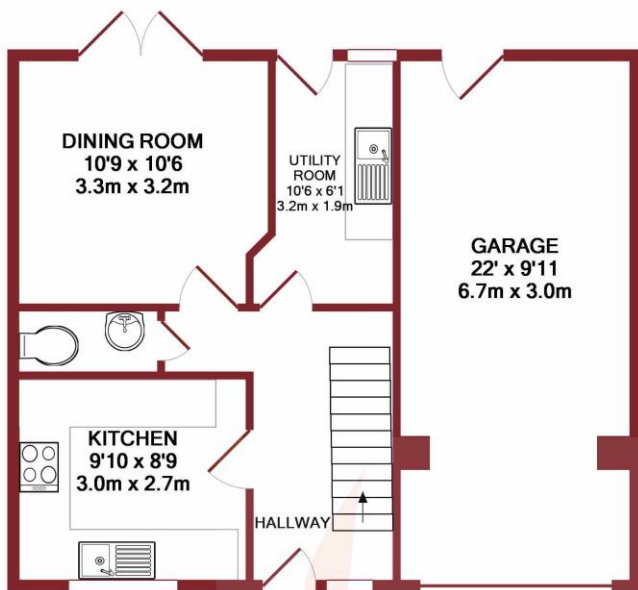
### Directions

Take the Wetherby Road out of Harrogate and proceed to the A1. Come off the A1 at junction 44 – A64 to York and Leeds (North). At Bramham crossroads take the 4<sup>th</sup> exit onto Main Street, turn left into Lotherton Lane B1217, right into Dam Lane, right into Main Street, left into Headwell Lane, right into London Road A162, left into Main Street and right into Fir Tree Court

### Brief Terms

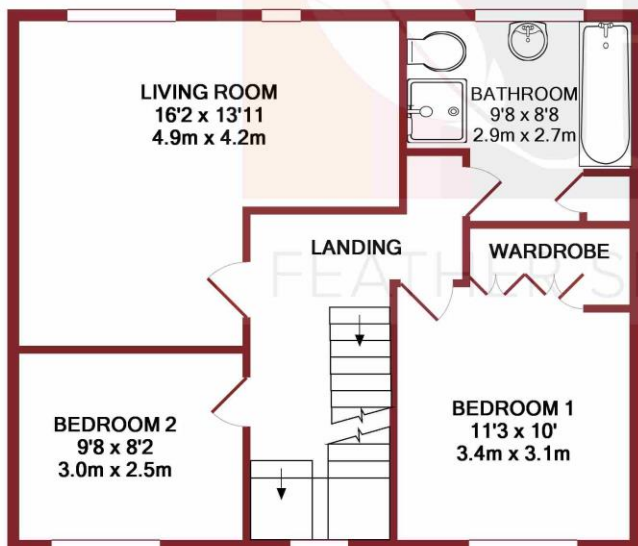
1. To be let on an Assured Shorthold tenancy for an initial term of 12 months, with the option to extend for up to three years, subject to contract.
2. References will be obtained using a Credit Reference agency.
3. Sorry, no pets and no smokers without the Landlord's consent.
4. Tenant to share the tenancy set up costs with the Landlord for which there will be a fee of £240.00 inc. VAT. Additional reference requirements to be charged extra.
5. If a tenancy renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
6. We have been advised by Selby Council that the property is in Band D for the purpose of Council Tax.
7. The property will be withdrawn from the market as soon as an application form is accepted, pending receipt of references.
8. This property will be managed by Feather Smailes Scales LLP.
9. 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.





2ND FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)

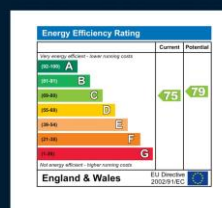
GROUND FLOOR  
APPROX. FLOOR  
AREA 564 SQ.FT.  
(52.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.8 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1520 SQ.FT. (141.2 SQ.M.)**  
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**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should rely on Statements by Feather Smailes Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smailes Scales or any join agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps and plans displayed are for illustration purposes only. photographs show only certain parts of the property as they appeared at the time they were taken. Areas, **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relation to the property may change without notice. Viewing by appointment only. Feather Smailes & Scales is a limited liability registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



**01423 501 211**

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