



10 Richmond Road, Harrogate, HG2 9AP

**£950 pcm**

**Bond £1,096**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# 10 Richmond Road, Harrogate, HG2 9AP

A superb two-bedroomed detached bungalow in this highly sought-after area just off Pannal Ash Road, close to a number of amenities including shops and a regular bus service to the town centre. The accommodation has the benefit of good-sized rooms, including two double bedrooms and a conservatory, uPVC double glazing throughout and gas-fired central heating. The property also has the advantage of off-street parking, a single garage and attractive lawned gardens. EPC rating D.

## GROUND FLOOR

### RECEPTION HALL

With access to loft via a pulldown ladder and two fitted storage cupboards.

### SITTING/DINING ROOM

A large reception room with space for sitting and dining areas. Windows to front and fireplace with electric fire.

### KITCHEN

With range of wall and base units, electric hob with extractor hood above and integrated electric double oven. Washer/dryer and fridge - freezer. Window to front

### CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

### BEDROOM 1

Double bedroom with window to rear and large fitted wardrobes.

### BEDROOM 2

A further double bedroom with glazed doors leading to the conservatory and fitted wardrobes

### BATHROOM

A white suite with WC, basin and large walk-in shower. Window to rear.

### OUTSIDE

A driveway provides off-road parking and leads to the single detached garage. There are attractive lawned gardens to the rear of the property together with a paved sitting area.

### COUNCIL TAX

This property has been placed in council tax band E.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least **12 months**.
2. No pets, children or sharers.
3. Each applicant is required to complete an application form to apply for a property. An application is not deemed as put forward until ALL applicants have returned a fully completed form to the agent.
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.
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 months 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. The move in date will be agreed at the application stage.
12. Before moving in to a property payment of the first months 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. Verity Frearson is a member of RICS, which is a client money protection scheme and also a member of The Property Ombudsman (TPO) which is a redress scheme.
16. This property will be managed by Verity Frearson.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(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	
www.epc4u.com			