



**Flat 2, 29 Morningson Crescent, Harrogate, HG1 5DL**

**£750 pcm**

**Bond £865**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 2, 29 Mornington Crescent, Harrogate, HG1 5DL

A well presented two bedroomed first floor apartment in this convenient location close to the Stray and within easy walking distance of Harrogate town centre. This excellent apartment has a spacious feel with a good sized open plan living area with windows overlooking part of the Stray to the front and kitchen together with two good sized bedrooms and a modern house bathroom. The property has a selection of shops and amenities on its doorstep and is just a short walk from the centre of Harrogate and the railway station. EPC rating D.

## FIRST FLOOR

### LIVING AREA/KITCHEN

A spacious open plan living space with sash windows to the front overlooking part of the stray. The sitting area has an attractive fireplace with electric fire and fitted shelving. The kitchen comprises a range of wall and base units with worktop, electric hob with extractor hood above, integrated oven and a freestanding fridge/freezer.

### BEDROOM 1

A large double bedroom with windows to side and fitted wardrobes. Fitted cupboard housing the boiler and washing machine.

### BEDROOM 2

A further bedroom with windows to rear.

### BATHROOM

A modern white suite with WC basin set within a vanity unit and H bath with shower above. Heated towel rail.

### COUNCIL TAX

The property has been placed in Council Tax band B

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No pets, children or sharers without landlord's consent.
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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

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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		
(69-80)	C		81
(55-68)	D	64	
(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			