



15 Swan Court, York Road, Harrogate, North Yorkshire, HG1 2QH

£1,695 pcm

Bond £1,955

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

15 Swan Court, York Road, Harrogate, North Yorkshire, HG1

A well-presented and particularly spacious first-floor apartment with private balcony in this prime central Harrogate position. The apartment is located in the well-regarded Swan Court development on York Road, within walking distance of the town centre. The property has a modern kitchen and shower room and benefits from underground parking, three good sized bedrooms, spacious lounge and use of communal gardens. EPC rating C.

GROUND FLOOR

COMMUNAL ENTRANCE

Lift or stairs to second floor.

FIRST FLOOR

ENTRANCE HALL

A very spacious hall with doors to other rooms and useful storage cupboard.

SITTING ROOM

A good sized reception room with room for sitting and dining areas. Windows to the front and side and glazed door leads to the private balcony.

DINING KITCHEN

Fitted with a modern range of wall and base units and including oven/hob with extractor hood, washing machine, built-in dishwasher and built-in fridge freezer. Dining area and windows to side and rear with attractive outlook over the Swan Hotel and gardens.

HOUSE SHOWER ROOM

A modern and newly refurbished shower room with WC, basin and shower. Heated towel rail.spotlighting.

MAIN BEDROOM

A good sized double bedroom with built-in wardrobes and door leading to:

EN-SUITE BATHROOM

Fitted with a modern suite comprising bath, wash hand basin and low flush WC. Heated towel rail.

BEDROOM 2

A good sized double bedroom with storage.

BEDROOM 3

A further double bedroom with built-in wardrobe.

STORAGE AREA

OUTSIDE

The apartment has a private balcony and use of the communal gardens. There is a basement car park with a remote controlled electrically operated door and the apartment has an allocated parking space (no. 15) with EV charge point and a secure storeroom (no. 4).

COUNCIL TAX

This property has been placed in council tax band F.

SERVICES

All mains services are connected to the property. Water metered.

Mobile coverage - EE, Vodafone, Three, O2 (EE & Three may be limited indoors)

Broadband - Basic 19 Mbps, Superfast 259 Mbps

Satellite / Fibre TV availability - BT, Sky

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=100050416240>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
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. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. 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.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. 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.
16. 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.
17. This property will NOT be managed by Verity Frearson.

Verity Frearson

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

