



Flat 3, 23 Hyde Park Road, Harrogate, HG1 5NR

£950 pcm

Bond £1,096

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 3, 23 Hyde Park Road, Harrogate, HG1 5NR

A spacious and very well presented furnished top floor town centre apartment with stunning open plan living space together with two bedrooms and an additional attic bedroom/office. The property has modern kitchen and bathroom fittings and is presented to a high standard. This super apartment enjoys a fabulous town centre position, being within just a couple of minutes walk from the centre of Harrogate and to the railway station. EPC Rating C.

SECOND FLOOR

LIVING ROOM/KITCHEN

A spacious open plan living space with sitting area with large window to rear and wood burning stove. Modern fitted kitchen with a range of wall and base units, electric hob, extractor hood above, integrated oven, integrated washing machine, integrated fridge.

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A double bedroom with window to front.

SHOWER ROOM

A white suite with WC, basin set within vanity unit and shower. Heated towel rail. Skylight window.

THIRD FLOOR

ATTIC BEDROOM

A spiral staircase from the living room leads to a large attic room which could be used as an occasional bedroom with basin set within vanity unit and a skylight window.

COUNCIL TAX

The property has been placed in Council Tax Band A.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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. 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:

01423 530000

lettings@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(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			