



24 Coleridge Drive, Harrogate, HG1 3LS

£975 pcm

Bond £1,125

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A well presented two-bedroomed bungalow with attractive and good-sized gardens in this quiet position just off Tennyson Avenue. The bungalow has been newly refurbished to a high standard and now provides modern accommodation which has a spacious reception room together with a well equipped kitchen, modern bathroom and two good sized bedrooms. The property has a delightful lawned garden at the rear of the property with well-stocked borders. EPC rating E.

GROUND FLOOR

RECEPTION HALL.

A spacious hallway with window and glazed door to front. Fitted cupboard.

SITTING ROOM

A spacious reception room with fireplace housing electric fire, double glazed window to the front and space for a dining area.

KITCHEN

A modern newly fitted kitchen fitted with a range of wall and base units with stainless steel sink unit and including oven with gas hob and extractor above. With tiled splash back and double glazed window to side.

BEDROOM 1

A double bedroom with window to rear.

BEDROOM 2

A further good sized bedroom with glazed patio door leading to the rear garden.

BATHROOM

Fitted with a modern white suite comprising low flush WC, washbasin set within vanity unit and bath. With tiled walls and double glazed window.

OUTSIDE

The property occupies a generous plot at the end of a cul-de-sac with driveway parking and very good-sized, attractive lawned garden to rear with well-stocked borders and paved sitting area.

COUNCIL TAX

This property has been placed in council tax band C.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No pets 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 NOT be managed by Verity Frearson.

Verity Frearson

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