



1 Millfield Glade, Harrogate, HG2 7EB

£800 pcm

Bond £923

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A very well-presented two-bedroomed first-floor apartment situated in this convenient location between Harrogate and Knaresborough. The accommodation comprises a modern open plan living space with newly fitted Kitchen, two bedrooms and a modern shower room, with gas central heating and double glazing throughout. The property stands within attractive communal gardens and is conveniently situated close to a range of local amenities and has easy access to both Harrogate and Knaresborough town centres. EPC Rating C.

GROUND FLOOR

A private entrance leads to the apartment, with stairs leading to the first floor.

FIRST FLOOR

LIVING ROOM/KITCHEN

A super open plan living space with sitting and dining area with a window to front and fireplace. Modern fitted kitchen with a range of wall and base units together with an electric hob, extractor hood, integrated electric oven, integrated fridge/freezer, dishwasher and washing machine. Window to side and fitted storage cupboard.

BEDROOM 1

A double bedroom with window to rear.

BEDROOM 2

A further bedroom with a window to side.

SHOWER ROOM

A modern white suite with WC, basin and large walk-in shower. Heated towel rail.

OUTSIDE

The property stands in attractive and well-maintained communal gardens.

COUNCIL TAX

This property has been placed in Council Tax Band B.

SERVICES

All mains services are connected to the property.

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

Broadband - Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV availability - BT, Sky, Virgin

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=100050401380>

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

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