



171 Yew Tree Lane, Harrogate, HG2 9LF

£2,750 pcm

Bond £3,173

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

171 Yew Tree Lane, Harrogate, HG2 9LF

A spacious and very well presented five-bedroomed detached family house in this sought-after location on the south side of Harrogate. This excellent property provides flexible accommodation, with five good-sized bedrooms, en-suite shower room and house bathroom, together with sitting room, cloakroom, utility and large modern living kitchen. The property has the advantage of a double-width garage, ample off-street parking and good-sized garden. Yew Tree Lane is a desirable location close to excellent local schools and is just a short distance from Harrogate town centre. EPC rating D.

GROUND FLOOR

RECEPTION HALL

With understairs cupboard.

CLOAKROOM

With WC, basin and window to side.

SITTING ROOM

A large reception room with fireplace and living flame gas fire.

DINING KITCHEN

With a spacious dining area with windows to rear and glazed doors leading to the garden. The kitchen comprises a range of modern wall and base units with wooden worktop and integrated appliances including dishwasher, wine cooler, electric hob, double oven and fridge/freezer.

UTILITY ROOM

With fitted units, worktop, washing machine and tumble dryer. Window to rear, external door to side of house and door providing access to the garage.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and window to front.

ENSUITE

A modern white suite with WC, double basin is set within a vanity unit and large walk-in shower. Tiled walls and floor and heated towel rail.

BEDROOM 2

With fitted wardrobes and window to rear.

BEDROOM 3

With window to rear.

BEDROOM 4

With window to rear.

BEDROOM 5

A further bedroom with window to front.

BATHROOM

A modern white suite with WC, basin, bath with shower above and heated towel rail. Window to rear.

OUTSIDE

A drive provides off-road parking and leads to the double garage. To the rear of the property there is a good sized lawned garden with patio.

COUNCIL TAX

The property has been placed in Council Tax Band G.

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 be managed by Verity Frearson.

Verity Frearson

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For all enquiries contact us on:

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