



**21 The Chase, Boroughbridge, York, YO51 9JT**

**£695 pcm**

**Bond £801**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# 21 The Chase, Boroughbridge, York, YO51 9JT

A well presented 1 bedroomed quarter house with off road parking and lawned gardens enjoying a quiet cul-de-sac position on the fringes of Boroughbridge. The ground floor living space is open plan and provides a sitting room area with a deep sill box bay window. The stylish kitchen features an inset sink, base and wall storage units, integrated gas hob with electric oven and grill under and a filter hood over. There is also a useful storage cupboard plus additional storage space under the stairs. The first floor landing features a large cupboard and doors leading to a generous double bedroom and a stylish bathroom with bath with shower over. Externally there is a double width parking bay for off road parking and a delightful corner plot garden to the front and side of the property which provides lawns, paved and shingled seating areas. EPC Rating C.

GARDEN MAINTENANCE INCLUDED IN RENT.

## OPEN-PLAN LIVING KITCHEN

A stunning open plan living space with generous sitting area and modern fitted kitchen comprising a range of wall and base units with gas hob and electric oven, fridge and washing machine. Large fitted storage cupboard

## LANDING

With useful storage cupboard.

## BEDROOM

A double bedroom with window.

## BATHROOM

A modern white suite with WC, basin and bath with shower above. Window.

## OUTSIDE

There is a double width parking bay for off road parking and a delightful corner plot garden to the front and side of the property which provides lawns, paved and shingled seating areas.

## COUNCIL TAX

The property has been placed in Council Tax Band A

## TERMS

1. To be let on an Assured Shorthold Tenancy for an initial term of 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

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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 93        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 72                      |           |
| (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                               |   |                         |           |