



35 Mayfield Grove, Harrogate, HG1 5HD

£850 pcm

Bond £980

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

35 Mayfield Grove, Harrogate, HG1 5HD

A well presented two bed roomed stone fronted town house providing spacious, light and airy accommodation in this most convenient location in the heart of Harrogate town centre. The property has the advantage of a private enclosed courtyard garden and the accommodation provides two double bedrooms, utility room and modern bathroom together with a stunning open plan living space with modern fitted kitchen. The property is situated in this most convenient location in the heart of Harrogate and it's just a short walk from the towns many amenities and railway station. EPC rating D.

GROUND FLOOR

BEDROOM 1

A double bedroom with bay window to front.

BEDROOM 2

A further double bedroom with window to rear.

UTILITY AREA

With plumbing for washing machine and glazed door leading to the garden.

BATHROOM

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

FIRST FLOOR

LIVING ROOM/KITCHEN

A stunning open plan living space with vaulted ceiling and windows to front and rear. Spacious sitting area and modern kitchen comprising a range of wall and base units with gas hob, electric oven and fridge.

OUTSIDE

To the rear of the property is a private enclosed courtyard garden.

COUNCIL TAX

The property has been placed in Council Tax Band B.

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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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. 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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