



**Flat 1, 65 Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0LE**

**£895 pcm**

**Bond £1,032**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 1, 65 Harlow Moor Drive, Harrogate, North Yorkshire,

A very spacious and warm two-bedroomed ground-floor apartment with two private entrances and parking to the rear, in this super position on the edge of the Pinewoods and close to excellent amenities and the town centre. The apartment has double glazing throughout and provides well-presented accommodation with a large sitting room, a well-equipped dining kitchen, two double bedrooms and modern bathroom. The apartment has the benefit of allocated off-road parking and an outdoor sitting area. The apartment forms part of this attractive period property situated on the edge of the Pinewoods, just a short walk from the excellent amenities and parade of shops on Cold Bath Road, as well as the Valley Gardens and the town centre. EPC Rating E.

## ACCOMMODATION

### GROUND FLOOR

Private entrance leads to –

### RECEPTION HALL

With large walk-in storage cupboard housing the hot-water cylinder.

### SITTING ROOM

A very spacious reception room with recently replaced, double-glazed sash windows to the rear, fitted shelving and ornamental fireplace.

### DINING KITCHEN

With generous dining area and tiled floor. Range of fitted wall and base units, electric hob, extractor hood above, integrated oven, space and plumbing for washing machine and fridge / freezer. Double-glazed window and exterior door to rear leading to a private outdoor sitting area. Tiled floor with programmable electric under-floor heating.

### BEDROOM 1

A large double bedroom with double-glazed windows to front.

### BEDROOM 2

A further double bedroom with double-glazed window to front and fitted wardrobes

### BATHROOM

White suite comprising WC, washbasin set atop a vanity unit, and bath. Heated towel rail, double-glazed window to side and tiled floor.

### OUTSIDE

To the rear there is off-road parking. The apartment also has the advantage of a private outdoor sitting area at the rear. Under-stairs storage with lockable door.

### 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 children or sharers without landlord's consent. NO PETS.
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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