



**Manor House, 2B West Cliffe Terrace, Harrogate, HG2 0PT**

**£1,495 pcm**

**Bond £1,725**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Manor House, 2B West Cliffe Terrace, Harrogate, HG2 0PT

A stunning three-bedroomed detached house in this very popular district just off Cold Bath Road. The beautifully presented double-fronted property has the advantage of two reception rooms, modern kitchen, three good-sized bedrooms and large modern house bathroom. The outside space comprises a small decked courtyard garden to the rear and a further lawned garden to the side. West Cliffe Terrace is a very convenient location, close to the excellent amenities of Cold Bath Road including the parade of shops, primary school and a short walk from Harrogate town centre and the Stray. EPC Rating D.

## GROUND FLOOR

### RECEPTION HALL

With under-stairs storage cupboard.

### LIVING ROOM

With bay window to front. Central heating radiator. Attractive fireplace with inset living flame gas fire.

### DINING ROOM / SECOND RECEPTION ROOM

With bay window to front. Central heating radiator. Attractive ornamental fireplace.

### KITCHEN

With a range of fitted wall and base units with single-drainer stainless-steel sink unit, four ring electric hob with extractor hood above and integrated electric double oven. Washing machine, Tumble Dryer, fridge / freezer and Integrated dishwasher. Windows to rear and side and door leading out to the rear.

## FIRST FLOOR

### LANDING

With window to front.

### BEDROOM 1

A double bedroom with window to front. Central heating radiator. With fitted wardrobes and dressing table.

### BEDROOM 2

A double bedroom with window to front. Central heating radiator.

### BEDROOM 3

A further bedroom with window to side. Central heating radiator.

### BATHROOM

Fitted with a modern white suite comprising low-flush WC, wash-hand basin set in vanity unit, separate shower cubicle and panelled bath. Chrome heated ladder-style radiator. Window to rear.

### OUTSIDE

There is a courtyard garden to the rear providing a paved seating area. To the side there is a lawned garden.

### COUNCIL TAX

The property has been placed in Council Tax Band D.

## SERVICES

All mains services are connected to the property. Water is billed on rateable value  
Mobile coverage - EE, Vodafone, Three, O2 (may be limited indoors)  
Broadband - Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps  
Satellite / Fibre TV availability - BT & Sky

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=100050413641>

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 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. 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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