



69 Buttersyke Way, Pannal, Harrogate, HG3 1GB

£1,295 pcm

Bond £1,494

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

69 Buttersyke Way, Pannal, Harrogate, HG3 1GB

A three bedroomed modern semi detached property providing very well presented accommodation with driveway parking and lawned garden. The stylish accommodation is arranged over two floors and provides a hallway with downstairs WC, large sitting room and dining kitchen with glazed doors leading to the garden together with three bedrooms including a master bedroom and ensuite and a modern house bathroom. A drive provides parking and there is an attractive lawned rear garden. This super property forms part a desirable modern development in Pannal well served by excellent local amenities and schooling. EPC rating B.

GROUND FLOOR

SITTING ROOM

A reception room with window to front.

KITCHEN

A spacious dining kitchen with glazed doors overlooking the garden. A range of modern wall and base units with gas hob, electric oven and integrated appliances.

CLOAKROOM

With a modern white WC and basin.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to rear.

EN-SUITE

With WC, basin and bath. Window.

BEDROOM 2

The bedroom with a window to front.

BEDROOM 3

A further bedroom with window to front.

BATHROOM

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

OUTSIDE

To the rear of the property there is an attractive lawn garden and patio. A drive provides off road parking.

COUNCIL TAX

This property has been placed in council tax band D.

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. 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

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(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			