



1a St. Catherines Road, Harrogate, HG2 8JZ

**£1,900 pcm**

**Bond £2,192**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 1a St. Catherines Road, Harrogate, HG2 8JZ

An extended and refurbished four-bedroomed detached family house, with en-suite facilities, situated in a quiet and highly convenient residential location. This superb property offers spacious accommodation, appointed to a high standard and arranged over three floors, having the benefit of gas central heating and double glazing. Desirable residential location within easy walking distance of well-regarded primary and secondary schools. Harrogate town centre is only one mile distant via the famous Stray. An internal inspection is strongly recommended. EPC rating C. FURNISHED.

## GROUND FLOOR

Front door leads to -

## ENTRANCE HALL

With oak flooring, central heating radiator and covered ceiling.

## LOUNGE

Double-glazed window to front and double-glazed bay window to rear with double French doors leading to an orangery.

## ORANGERY

Double-glazed windows to three side, Velux windows and double doors to side.

## DINING ROOM

Double-glazed bay window to front with fitted seat. Double-glazed double French doors leading to the rear courtyard. Two central heating radiators. Open plan to -

## KITCHEN

With double-glazed window to rear. Extensive range of modern fittings incorporating gas hob with extractor hood above, plus split-level oven and microwave. Including fridge, integrated dishwasher and washing machine. Fitted cupboard houses gas central heating boiler.

## FIRST FLOOR

### BEDROOM 1

Double-glazed bay window to rear, central heating radiator and covered ceiling.

### BEDROOM 3

Double-glazed window to rear, central heating radiator and covered ceiling.

### BEDROOM 4

Double-glazed bay window to front. Central heating radiator and covered ceiling.

## BATHROOM

Two double-glazed windows to rear. Modern suite comprising low-flush WC, pedestal washbasin and panelled bath with mixer taps and shower attachment. Fully tiled to three walls and three large wall-mounted mirrors. Chrome heated towel rail and tiled floor.

## SECOND FLOOR

### BEDROOM 2

Double-glazed window to rear and central heating radiator.

## SHOWER ROOM

Double-glazed window to rear. Modern suite comprising shower cubicle, low-flush WC and pedestal washbasin. Fully tiled walls and floor. Chrome heated towel rail.

## STUDY AREA

Double-glazed window to rear, central heating radiator and access to front eaves storage areas.

## OUTSIDE

Double gates lead to flagged driveway providing off-street parking. Enclosed lawned garden adjacent. To the rear there is an enclosed flagged courtyard with timber-decked area.

## COUNCIL TAX

This property has been placed in council tax band E.

## SERVICES

All mains services are connected to the property. Water metered.  
Mobile coverage - EE likely.  
Broadband - Basic 13 Mbps, Superfast N/A, Ultrafast 1000 Mbps  
Satellite / Fibre TV availability - Sky, Virgin

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=100050408569>

## TERMS

- To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
- 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.
- 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.
- References will be obtained using a credit reference agency.
- The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
- 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.
- The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
- 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.
- Right to rent checks will need to be completed in person at our offices.
- The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
- The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
- 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.
- Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
- Tenants are responsible for any permitted payments if applicable throughout the tenancy.
- 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.
- 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.
- This property will be managed by Verity Frearson.

## Verity Frearson

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