



117 Cold Bath Road, Harrogate, North Yorkshire, HG2 0NU

£1,500 pcm

Bond £1,730

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 117 Cold Bath Road, Harrogate, North Yorkshire, HG2 0NU

A spacious four bedroom duplex apartment with two reception rooms and a small timber decked balcony to the rear. Located in a popular residential district of Harrogate, well served by the local shops and services of Cold Bath Road, yet being within easy walking distance of both the town centre and beautiful Valley gardens. The property offers well presented accommodation of spacious proportions throughout with the benefit of gas central heating. EPC rating D.

## RAISED GROUND FLOOR

### HALL

With central heating radiator.

### LOUNGE

14' 0" x 14' 0" (4.27m x 4.27m) With bay window to front and two central heating radiators.

### DINING ROOM

11' 5" x 13' 10" (3.48m x 4.22m) With window to rear and central heating radiator.

### KITCHEN

10' 6" x 12' 5" (3.2m x 3.78m) Fitted with a range of wall and base units with fitted work tops, tiled splash backs and inset single drainer sink unit. Including Rangemaster gas cooker, washing machine, fridge and freezer and integrated dishwasher. With windows to rear and side, central heating boiler.

## FIRST FLOOR

### BEDROOM 1

11' 6" x 13' 9" (3.51m x 4.19m) A spacious double bedroom with two windows to front and central heating radiator. Door leading to:

### EN-SUITE SHOWER ROOM

With low flush WC, pedestal wash hand basin and corner shower cubicle. Window to front and central heating radiator. Walk-in dressing room with hanging rails and shelves.

### BEDROOM 2

13' 10" x 11' 6" (4.22m x 3.51m) A further double bedroom with window to rear, central heating radiator and original feature fireplace.

### BATHROOM

Fitted with a suite comprising freestanding bath, twin wash hand basins, separate walk in shower cubicle and low flush WC. With windows to rear and side.

## SECOND FLOOR

### BEDROOM 3

17' 5" x 13' 10" (5.31m x 4.22m) A further double bedroom with window to front, central heating radiator and original feature fireplace.

### BEDROOM 4

10' 4" x 13' 10" (3.15m x 4.22m) A further bedroom with central heating radiator.

## OUTSIDE

Timber decked balcony. Off street parking for one vehicle underneath.

## COUNCIL TAX

This property has been placed in council tax band E.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No pets, children or sharers without landlord's consent.
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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