



18 St Winifreds Avenue, Harrogate, HG2 8LT

£1,600 pcm

Bond £1,846

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

18 St Winifreds Avenue, Harrogate, HG2 8LT

A three bedroomed semi-detached property with stunning open plan extended living space, driveway and garden situated in this most convenient location. This super property has an impressive open plan living space on the ground floor with sitting and dining areas and modern fitted kitchen together with a downstairs WC. Upstairs there are three good size bedrooms and a modern house bathroom. The property has an attractive rear garden and is situated in this most convenient location within the Saints area of Harrogate well served by excellent local amenities and schools and is close to the Stray, Harrogate town centre and Harrogate hospital. EPC rating C.

GROUND FLOOR

LOUNGE

A spacious living area with bay window to front with decorative fire. Integrated TV and speakers with amp.

LIVING KITCHEN

A large open plan living space with sitting and dining areas, skylight windows and windows and glazed doors overlook the garden. The kitchen comprises a range of modern wall and base units with worktop and island. Induction hob and oven and integrated microwave. Integrated dishwasher, washing machine, tumble dryer and American style fridge freezer.

CLOAKROOM

With WC and basin. Window to side.

FIRST FLOOR

BEDROOM 1

A double bedroom with bay window to front and fitted wardrobes.

BEDROOM 2

A double bedroom with window to rear and fitted wardrobes.

BEDROOM 3

A further bedroom with window to front.

BATHROOM

A modern white suite with WC, basin, freestanding bath and large shower. Fully tiled walls and floor, heated towel rail and window to side.

OUTSIDE

A gravel drive provides parking. To the rear of the property there is an attractive lawned garden with planted borders and decked sitting area.

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 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

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

For all enquiries contact us on:

01423 530000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	82
(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			