



16 Kielder Oval, Harrogate, HG2 7HQ

£925 pcm

Bond £1,067

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

16 Kielder Oval, Harrogate, HG2 7HQ

A beautifully presented two bedroomed detached bungalow with garden and garage situated in this quiet and convenient location. The property has a large sitting room together with a stunning open plan dining kitchen, two bedrooms, a modern shower room plus additional WC. Kielder Oval is a quiet residential street and is well served by local shops and amenities and is also convenient for access to Knaresborough and Harrogate town centres. EPC rating C.

SITTING ROOM

A spacious reception room with window to front.

DINING KITCHEN

A stunning open plan living space with spacious dining area and windows to side and glazed doors leading to a sunroom. The kitchen comprises a range of modern wall and base units with electric hob, oven, fridge/freezer, dishwasher and washer dryer.

BEDROOM 1

A double bedroom with fitted wardrobes and window to rear.

BEDROOM 2

A further good sized bedroom with window to front.

SHOWER ROOM

A modern white suite with WC, basin and shower. Window to side. Heated towel rail.

CLOAKROOM

With a useful additional WC and basin. Window to side.

OUTSIDE

A drive provides parking and leads to a garage. There is a low maintenance garden with a paved sitting area.

COUNCIL TAX

This property has been placed in council tax band C.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

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