

**VERITY
FREARSON**

THE HARROGATE LETTING AGENT

verityfearson.co.uk



6 Russell Street, Harrogate, HG2 8DJ

£1,000 pcm

Bond £1,153

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

6 Russell Street, Harrogate, HG2 8DJ

A fantastic opportunity to let a spacious two-bedroom mid-terrace property in this sought-after south Harrogate location. The property provides spacious accommodation, with a large open-plan living space, a kitchen, two bedrooms and modern house bathroom. To the rear of the property there is a courtyard garden. Russell Street is a convenient location on the south side of Harrogate, just off Leeds Road close to a parade of shops, a Marks & Spencer Food Hall, Hornbeam Park railway station, excellent schools and being just a short distance from Harrogate town centre. EPC rating D.

GROUND FLOOR

SITTING ROOM

A reception room with bay window to front and stone fireplace with living-flame gas fire.

DINING ROOM

A further reception room with window to rear, fitted cupboards and under-stairs cupboard. Dining table and 4 chairs can be provided if required.

KITCHEN

Fitted with a range of wall and base units with gas hob & oven, washing machine, dryer and fridge freezer. Windows to side and door to rear.

FIRST FLOOR

BEDROOM 1

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

BEDROOM 2

A single bedroom with window to rear and fitted wardrobes.

BATHROOM

A modern white suite with WC, basin set within a vanity unit, bath and separate shower. Tiled walls and floor. Heated towel rail. Window to rear.

OUTSIDE

A forecourt garden to front. To the rear there is a paved courtyard garden.

COUNCIL TAX

This property has been placed in council tax band B.

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. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. 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.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. 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.
16. 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.
17. This property will be managed by Verity Frearson.

Verity Frearson

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For all enquiries contact us on:

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