



Flat 4, 59 East Parade, Harrogate, HG1 5LQ

£550 pcm

Bond £634

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 4, 59 East Parade, Harrogate, HG1 5LQ

A one bedroomed apartment situated in this convenient town centre location. This super apartment provides accommodation on the second floor of this attractive period building. There is an open plan kitchen and living area, a double bedroom and shower room. The property is located in this most convenient location just a couple of minutes walk from the centre of Harrogate and well served by local amenities. EPC Rating C.

LIVING AREA/KITCHEN

An open plan living space and kitchen with fitted units, electric hob and oven, washer/dryer and fridge. Window to front.

BEDROOM

A large double bedroom.

SHOWER ROOM

With WC, basin and shower.

COUNCIL TAX

The property has been placed in Valuation Band A.

AGENT NOTE

Fibre optic cable network connection available.

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No children without landlord's consent. No pets or sharers.
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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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 NOT be managed by Verity Frearson.

TERMS

Verity Frearson

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

