



8 Langsett Grove, Harrogate, HG3 2FP

£1,650 pcm

Bond £1,903

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

8 Langsett Grove, Harrogate, HG3 2FP

8 Langcett Grove is a contemporary three bedroomed semi-detached property with ensuite and a modern house bathroom. The accommodation has impressive living space with a large sitting room plus dining kitchen and cloakroom together with 3 bedrooms, ensuite and house bathroom. The property has a good sized garden and patio together with two tandem off road parking spaces. EPC rating B.

GROUND FLOOR

SITTING ROOM

A spacious reception room with windows to 3 sides and glazed double doors leading to the rear garden.

DINING KITCHEN

With spacious dining area and windows to front and rear. The kitchen comprises a range of stylish fitted wall and base units with worktop and breakfast bar and integrated Bosch appliances including electric hob, oven, dishwasher, fridge and freezer.

CLOAKROOM

With WC and basin.

UTILITY

With integrated washing machine.

FIRST FLOOR

BEDROOM 1

Double bedroom with window to front, fitted wardrobes.

ENSUITE

A modern white suite with WC, basin and large walk-in shower. Heated towel rail.

BEDROOM 2

A bedroom with windows to 2 sides.

BEDROOM 3

A further bedroom with windows to front.

BATHROOM

A modern white suite with WC, basin and bath with shower above. Heated towel rail and window to rear.

OUTSIDE

To the rear of the property there is a good sided garden with lawn and patio. There is a driveway providing two off road tandem parking spaces.

COUNCIL TAX

This property has been placed in council tax band D.

SERVICES

All mains services are connected to the property.

Mobile coverage - Vodafone, O2 (EE & Three may be variable in-home)

Broadband - Basic 4 Mbps, Superfast 64 Mbps, Ultrafast 1800 Mbps

Network availability - Openreach

Information obtained via:

<https://checker.ofcom.org.uk/>

USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=10094453747>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No sharers without landlord's consent. Children and pets considered - max 2 pets - see pet policy.
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 Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy. Reposit is available as a deposit alternative, please ask Agent for further information.
6. 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.
7. The move-in date should be within 2 weeks of the viewing. The move in date will be agreed at the application stage.
8. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
9. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
10. 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.
11. 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.
12. This property will NOT be managed by Verity Frearson

Verity Frearson

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

