



Flat 3, 3 Langcliffe Avenue, Harrogate, North Yorkshire, HG2 8JQ

£895 pcm

Bond £1,032

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 3, 3 Langcliffe Avenue, Harrogate, North Yorkshire, HG2

A very spacious one/two-bedroomed second-floor apartment on the top floor of this imposing Harrogate residence situated on this attractive tree-lined avenue on the popular south side of Harrogate. The property enjoys a most convenient and fashionable position just off Leeds Road, within walking distance of the famous Harrogate Stray, Hornbeam Park railway station and the town centre. This excellent apartment offers well-appointed accommodation with two connecting bedrooms, having the benefit of gas central heating, double glazing and single garage. An internal inspection is strongly recommended to appreciate this superb apartment. EPC rating E.

GROUND FLOOR

Security-controlled front entrance door leads to –

SHARED ENTRANCE PORCH

Inner door leads to –

ENTRANCE HALL FIRST FLOOR

Private front door leads to stairwell leading to –

SECOND FLOOR

SPACIOUS LANDING

Central heating radiator. A skylight window provides ample natural daylight.

SITTING ROOM

Large double-glazed picture window to side. Feature exposed tongue-and-groove floorboarding. Fitted picture rail and low-voltage spotlighting to ceiling. Attractive fireplace with wood surround, tiled inset and hearth. Two central heating radiators.

KITCHEN

Double-glazed window to side. A modern range of wall and base units with gas hob, electric oven and integrated dishwasher, fridge and drinks fridge. Plumbing for washing machine and tumble dryer. Central heating radiator. Exposed tongue-and-groove floorboarding.

BEDROOM 1

Double-glazed window to front. Vaulted ceiling. Feature fireplace with wood surround, tiled inset and hearth. Central heating radiator. Two wardrobes included. Door connects to –

DRESSING ROOM / BEDROOM 2

Skylight window. Central heating radiator.

BATHROOM

Skylight window to rear. Modern white suite comprising low-flush WC, pedestal wash-hand basin and panelled bath with shower above, rail and shower curtain. Half-panelled walls. Central heating radiator.

OUTSIDE

The apartment has the benefit of a SINGLE GARAGE situated to the rear of the building.

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. 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		
(55-68)	D		64
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			