



82 Mayfield Grove, Harrogate, North Yorkshire, HG1 5EY

£825 pcm

Bond £951

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

82 Mayfield Grove, Harrogate, North Yorkshire, HG1 5EY

A well presented three bedroom middle of terrace town house with the benefit of gas central heating and double glazing situated in this highly convenient residential position, within easy walking distance of Harrogate town centre. EPC rating E. No pets.

GROUND FLOOR

ENTRANCE PORCH

LOUNGE

11' 6" x 12' 5" (3.51m x 3.78m) With double glazed bay window to front and central heating radiator.

KITCHEN

11' 11" x 7' 5" (3.63m x 2.26m) Fitted with a range of wall and base units with work tops having inset single drainer stainless steel sink unit, including gas hob with oven below and extractor hood above.

REAR LOBBY

With cupboard having plumbing for automatic washing machine.

BATHROOM

5' 9" x 6' 10" (1.75m x 2.08m) With double glazed window to side and fitted with a modern suite comprising low flush WC, pedestal wash hand basin and panelled bath with mixer taps and shower attachments. Extractor fan and chrome ladder style heated towel rail.

FIRST FLOOR

BEDROOM 2

11' 8" x 6' 9" (3.56m x 2.06m) A good sized bedroom with two double glazed windows to front and central heating radiator.

BEDROOM 3

10' 0" x 6' 0" (3.05m x 1.83m) A further bedroom with double glazed window to rear and fitted cupboard.

SECOND FLOOR

BEDROOM 1

11' 7" x 14' 10" (3.53m x 4.52m) A spacious master bedroom with double glazed window to rear, central heating radiator and good sized eaves storage cupboard.

OUTSIDE

Flagged forecourt to front. Enclosed yard to rear.

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 children or sharers without landlord's consent. No pets.
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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