



**9 The Gables, Queen Parade, Harrogate, HG1 5QG**

**£1,750 pcm**

**Bond £2,019**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 9 The Gables, Queen Parade, Harrogate, HG1 5QG

A spacious and well presented three bedroom duplex apartment with private Sun terrace and secure parking space, situated in this superb town centre location close to the Stray. The property provides generous accommodation comprising a sitting room which has glazed doors leading to the private sun terrace together with a large dining kitchen and downstairs shower room. Upstairs there are three good sized bedrooms including the master bedroom which has a dressing area and ensuite shower room and a bathroom. The property has generous storage throughout and has access to a secure undercroft parking area where there is an allocated parking space. This impressive property forms part of an exclusive development in the heart of Harrogate, close to the famous Stray and within a few minutes walk of the towns amenities. NO PETS. EPC Rating C.

## FIRST FLOOR

### RECEPTION HALL

A reception hall with fitted storage cupboard.

### SITTING ROOM

A spacious reception room with window to rear and glazed doors leading to the sun terrace. Fitted cupboard.

### DINING KITCHEN

With a large dining area with windows to front. The kitchen comprises a range of quality fitted wall and base units with worktop and breakfast bar. Gas hob, integrated double oven, fridge/freezer, washing machine and dishwasher.

### SHOWER ROOM

With WC, basin and shower. Window to side.

## SECOND FLOOR

### LANDING

With window to side and boiler cupboard.

### BEDROOM 1

A double bedroom with glazed door to rear leading to Juliet balcony. Dressing area with fitted wardrobes and drawers. Access to eaves storage.

### ENSUITE

A white suite with WC, basin and large shower. Heated towel rail. Skylight window.

### BEDROOM 2

A double bedroom with fitted wardrobes and eaves storage. Glazed door leads to a Juliet balcony.

### BEDROOM 3

A further good side bedroom with skylight window and fitted wardrobe.

### BATHROOM

A modern white suite with WC, basin and bath. Heated towel rail.

## OUTSIDE

The apartment has the benefit of a private sun terrace which is accessed directly from the apartment. There is an allocated parking space in the secure undercroft car park.

## COUNCIL TAX

The property has been placed in Council Tax Band G.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No pets, children 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.

## Verity Frearson

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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			