



**Flat 2, Park View House, 40 Park Avenue, Harrogate, HG2 9BG**

**£1,250 pcm**

**Bond £1,442**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# Flat 2, Park View House, 40 Park Avenue, Harrogate, North

A two bed roomed first floor apartment situated in this prime position overlooking the Oval Gardens, on Park Avenue with parking. Apartment 2 is situated on the whole of the first floor and provide spacious accommodation with two double bedrooms, an attractive sitting room with turret and outlook over the Oval gardens, a dining kitchen and bathroom with separate WC. The property is situated, in this prime south Harrogate location, overlooking the Oval Gardens and close to the Stray, and just a short, easy walk from the centre of Harrogate. The property is close to local amenities including Harrogate's most popular primary and secondary schools. EPC rating D.

Apartment 2 is situated on the whole of the first floor and provide spacious accommodation with two double bedrooms, an attractive sitting room with turret and outlook over the Oval gardens, a dining kitchen and bathroom with separate WC.

The accommodation briefly comprises:

## SITITNG ROOM

A spacious reception room with windows overlooking the Oval Gardens.

## DINING KITCHEN

With a modern fitted kitchen and dining area.

## BEDROOM 1

A large double bedroom.

## BEDROOM 2

A further large bedroom.

## BATHROOM

With WC, basin and bath shower.

## SEPARATE WC

A useful additional WC.

## OUTSIDE

On street parking at the front of the property.

## COUNCIL TAX

This property has been placed in council tax band C.

## TERMS

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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has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

lettings@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(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			