



**VERITY
FREARSON**

6A WARWICK CRESCENT, HARROGATE, HG2 8JA

RENT £2,500 PCM

BOND £2,884

6a Warwick Crescent, Harrogate, HG2 8JA

A rare opportunity to rent a beautifully presented and spacious three bedroomed duplex apartment which has been fully furnished and equipped to a very high standard, situated in this prime Harrogate location close to the Stray on the south side of the town centre.

This impressive property is arranged over the top two floors of this attractive period building and provides generous and extremely well-presented accommodation. There are three good sized bedrooms with the main bedroom having an ensuite bathroom and there is a further luxury shower room on the second floor together with a utility room, Large sitting room and a stylish kitchen and dining area.

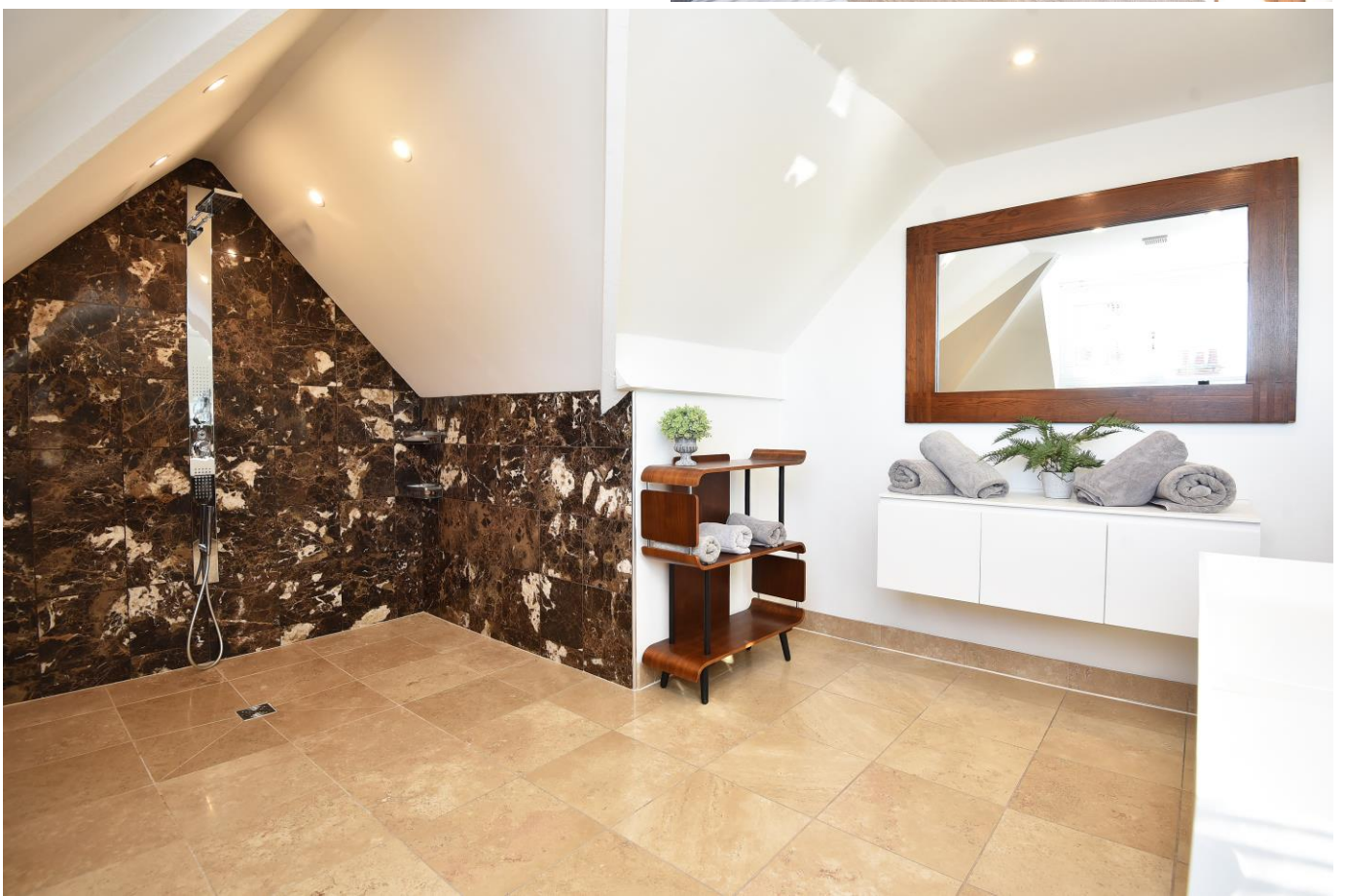
Externally the property has the advantage of an allocated parking space with electrical charging point for a car and has access to the front garden which provides an excellent outdoor sitting area.

This individual property is situated in a most desirable location on a quiet street on the south side of Harrogate close to excellent local amenities, the Stray and it's just a short distance from Harrogate town centre. **EPC rating D.**



- 3 bedroom duplex apartment
- Prime Harrogate location close to the Stray
- Off road parking space with electric car charging point
- Fully furnished to a very high standard







ACCOMMODATION

DINING KITCHEN

With a spacious dining area which has a dining table and six matching chairs with parquet antique style wooden flooring. The kitchen comprises a range of stylish fitted wall and base units with boiling water tap and integrated appliances including an induction hob with integrated extractor, double oven, integrated dishwasher, fridge and freezer and microwave. The kitchen is fully equipped with remote controlled blinds, all appliances and kitchenware including crockery, cutlery, coffee machine and vacuum cleaner.

LIVING ROOM

A spacious reception room with remote controlled gas fire, remote controlled blinds and three-piece suite.

BEDROOM 1

A double bedroom with attractive fireplace. With bed, dressing table, wardrobe and drawers.

ENSUITE

Modern white suite with WC, basin set within a vanity unit and bath with shower above. Fitted cupboards, tiled walls and floor and heated towel rail.

SECOND FLOOR

LANDING

With a Velux window with electric blind.

BEDROOM 2

A double bedroom with window to front with bed, dressing table and drawers.

BEDROOM 3

Fitted with wardrobes and drawers for use as a dressing room with a futon/sofa bed providing a double bed for use as an occasional guest room.

UTILITY

With washing machine and tumble dryer.

SHOWER ROOM

A luxury shower room/wet room with large walk-in shower together with WC and twin basins. Tiled walls and floor.

OUTSIDE

There is one off road parking space with access to an electrical car charging point. Tenants have use of the front garden which provides an attractive outdoor sitting area.

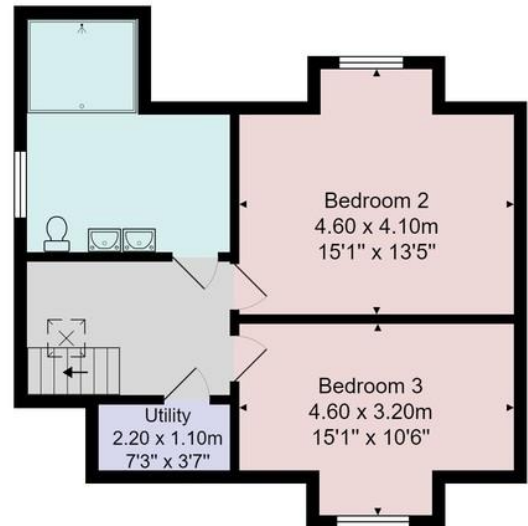
NOTE

This beautifully presented property is fully furnished and is let as seen. A full inventory of the equipment within the property will be provided in due course but in brief it includes all furniture, bedding, kitchenware and wall art etc.

Ground Floor



First Floor

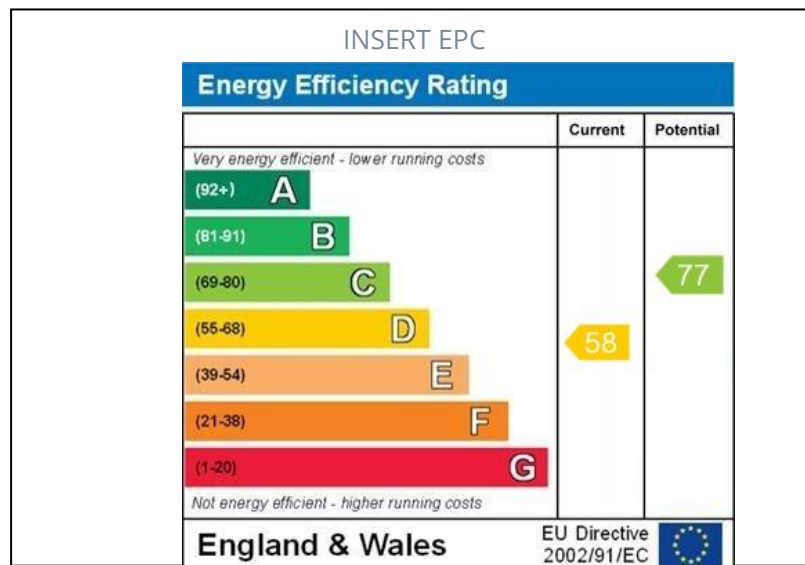


Second Floor

Total Area: 136.3 m² ... 1468 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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COUNCIL TAX

This property has been placed in council tax band C.

TERMS

1. To be let on a Contractual Tenancy for a minimum term of at least 6 months.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
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.

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

lettings@verityfearson.co.uk
[verityfearson.co.uk](https://www.verityfearson.co.uk)



