



Flat 1, 136 Kings Road, Harrogate, HG1 5HY

£800 pcm

Bond £923

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 1, 136 Kings Road, Harrogate, HG1 5HY

A spacious and beautifully presented one bedroomed first floor apartment with large roof terrace and car parking space with electrical car charging point. The property has been newly converted and provide high-quality accommodation with new, high-quality fittings throughout.

The property is situated in a very convenient location, well served by excellent amenities along Kings Road and within a 10-15 minute walk of the town centre and railway station. EPC Rating E.

HALL

With coat hanging area and utility cupboard fitted with a washer / dryer.

LIVING KITCHEN

A stunning open plan living space with sitting area furnished with corner sofa and chair with glazed doors leading to the roof terrace. The stylish kitchen comprises a range of modern wall and base units with worktop and breakfast bar with stools. Induction hob, electric oven, integrated fridge/freezer and dishwasher.

BEDROOM

A double bedroom with fitted wardrobes with automatic lighting. Furnished with a double bed and set of drawers.

SHOWER ROOM

A modern white suite with WC, basin set with a vanity unit and shower. Heated towel rail.

OUTSIDE

The property has the advantage of a large private roof terrace which provides an excellent outdoor entertaining space. External stairs to the rear lead to a bin storage area and the allocated car parking space which has an electrical car charging point.

COUNCIL TAX

TBC

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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	46
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			