



**Teapot Cottage, 10 Providence Terrace, Harrogate, HG1 5EX**

**£950 pcm**

**Bond £1,096**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Teapot Cottage, 10 Providence Terrace, Harrogate, North

A well presented two bed roomed middle of terraced property situated in a convenient location close to Harrogate town centre. The generous accommodation comprises two reception rooms together with a well equipped kitchen and downstairs WC. Upstairs there are two double bedrooms and a modern bathroom. To the rear of the property there is an enclosed courtyard garden. The property situated in this most convenient location on a quiet residential street within a few minutes walk of Harrogate town centre where there is an excellent range of amenities on offer. EPC rating C.

## GROUND FLOOR

### LIVING ROOM

A spacious reception room with bay window to front and electric fire.

### DINING ROOM

A further good sized reception room with rustic brick fireplace (fire non operational) and fitted cupboard. Window to rear.

### KITCHEN

With a range of fitted wall and base units with gas hob, electric oven and integrated fridge/freezer. Window to side.

### UTILITY AREA

With plumbing for washing machine.

### CLOAKROOM

With WC and basin set with a vanity unit. Window to side.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with window to front.

#### BEDROOM 2

A double bedroom with window to rear.

### BATHROOM

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

### OUTSIDE

To the rear of the property there is an enclosed courtyard garden.

### 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. 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. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. 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.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. 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.
16. 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.
17. 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:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	71	
(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		