



23 Plantation Terrace, Harrogate, HG2 0DE

£1,000 pcm

Bond £1,153

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

23 Plantation Terrace, Harrogate, HG2 0DE

A three bed roomed semi-detached house with a garden, situated in this delightful position adjoining the Pinewoods. This excellent property provides spacious accommodation with an impressive open plan, living area and kitchen on the ground floor together with three upstairs bedrooms and a modern bathroom. The property has an attractive paved garden with a delightful aspect over the adjoining Pinewoods. The property is situated in this popular and convenient location will served by excellent local amenities and just a short distance from Harrogate to town centre and the Valley Gardens. EPC Rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window.

KITCHEN

With a range of fitted wall and base units with worktop. Electric hob and oven and space for appliances. Window overlooking the garden and door to side.

FIRST FLOOR

BEDROOMS

There are three good sized bedrooms.

BATHROOM

A modern white suite with WC, basin and bath with shower above. Tiled walls and floor.

OUTSIDE

There is a paved garden to the rear with a gate, providing direct access into the adjoining Pinewoods. There is also a small garden to the front. Parking is on-street.

COUNCIL TAX

The property has been placed in Council Tax Band C.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No pets or children without landlord's consent. No 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(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			