



4 West Cliffe Corner, Cold Bath Road, Harrogate, HG2 0PJ

£1,350 pcm

Bond £1,557

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

4 West Cliffe Corner, Cold Bath Road, Harrogate, HG2 0PJ

A spacious and well-presented three bedroomed semi-detached house with an attractive and good-sized rear garden, single garage and off-street parking, situated in this most convenient location along Cold Bath Road, within close proximity of both Western Primary School and Harrogate Grammar School. This excellent property has provides spacious accommodation, comprising a sitting room, dining room and well-equipped kitchen. There is a downstairs WC together with three upstairs bedrooms and modern bathroom. To the rear of the property there is a good-sized garden and off-road parking. The property is situated in this most convenient location, well served by excellent local amenities, within a few minutes walk from the Valley Gardens and the Stray, excellent local schools and is within easy walking distance of Harrogate town centre. EPC rating C.

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window to the front.

DINING ROOM

A spacious second reception room with glazed doors leading to the garden.

KITCHEN

With a range of fitted wall and base units with gas hob and double oven. Window and glazed door overlooking the garden.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOM 1

A double bedroom with bay window and fitted wardrobes.

BEDROOM 2

A double bedroom.

BEDROOM 3

A further bedroom.

BATHROOM

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

OUTSIDE

To the rear of the property there is a good-sized paved garden with planted borders. A drive provides off road parking to the rear of the property. SINGLE GARAGE.

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 at least 12 months.
2. No pets or sharers. Children 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

