



105 Dragon Parade, Harrogate, HG1 5DG

£1,500 pcm

Bond £1,730

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

105 Dragon Parade, Harrogate, HG1 5DG

A spacious and well presented four bedroom middle of terraced stone fronted townhouse, with good sized garden, situated in this convenient to town centre location. This excellent property provides well appointed accommodation comprising two reception rooms and a well equipped kitchen, four double bedrooms and modern bathroom. There is also a useful study area on the second floor. A particular feature of the property is the good sized garden situated at the rear of the property. The property is situated in this convenient location within a few minutes walk of Harrogate town centre and the railway station. EPC rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room with attractive fireplace and bay window.

KITCHEN

With a range of fitted units with oak worktops. Range cooker, integrated fridge/freezer, washing machine and dishwasher and tumble dryer. Fitted cupboard.

DINING ROOM

A further reception room with oak flooring and glazed doors leading to the garden.

FIRST FLOOR

BEDROOM 1

An impressive double bedroom with bay window.

BEDROOM 2

A double bedroom with attractive ornamental fireplace.

BATHROOM

A modern white suite with WC, basin, freestanding bath and separate shower. Tiled walls and floor and heated towel rail.

SECOND FLOOR

LANDING

Providing a useful study area with skylight windows and fitted cupboard.

BEDROOM 3

A large double bedroom with fitted wardrobes and ornamental fireplace.

BEDROOM 4

A further double bedroom with ornamental fireplace.

OUTSIDE

There is a paved forecourt garden to front. To the rear of the property there is a good sized and attractive lawned garden with sitting areas. Parking area for one car.

COUNCIL TAX

This property has been placed in council tax band D.

SERVICES

All mains services are connected to the property.

Mobile coverage - EE, Vodafone, Three, O2 (Three & O2 may be limited indoors)

Broadband - Basic 14 Mbps, Superfast 57 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV availability - Sky, Virgin

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=100050389852>

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 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	79
(55-68)	D	
(39-54)	E	55
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		