



78 Mayfield Grove, Harrogate, HG1 5EY

£850 pcm

Bond £980

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

78 Mayfield Grove, Harrogate, HG1 5EY

A well-presented two/three bedroom mid-terrace property offering spacious accommodation over three floors, in this convenient town centre location. The property provides generous and flexible accommodation. On the ground floor there is a sitting room with modern kitchen and bathroom. There are two bedrooms on the first floor and stairs from the second bedroom leading to a useful attic room which provides generous additional accommodation. The house benefits from gas central heating, double glazing and there is a courtyard to the rear. The property is located in this popular area close to local amenities and just a short distance from the town centre. EPC rating E.

GROUND FLOOR

Front door leads to -

LIVING ROOM 11' 4" x 15' 6" (3.45m x 4.72m)

With wooden floorboards, large bay window to front, central heating radiator and a attractive fireplace with Gas fire.

KITCHEN 9' 4" x 7' 10" (2.84m x 2.39m)

Fitted with a modern range of wall and base units. Inset sink, Integrated Gas hob and Electric oven, plumbing for a washing machine space for a fridge/ freezer under the stairs. Window to the rear.

INNER LOBBY

With fitted cupboard.

BATHROOM 7' 0" x 5' 1" (2.13m x 1.55m)

Modern white suite comprising of pedestal wash-hand basin, vanity mirror with storage, low-flush WC and bath with overhead shower. Heated towel rail. Window to side.

FIRST FLOOR BEDROOM 1 11' 9" x 10' 1" (3.58m x 3.07m)

A double bedroom with two large window to front and central heating radiator.

BEDROOM 2 9' 6" x 10' 0" (2.9m x 3.05m)

A double bedroom with window to rear, central heating radiator and Combi boiler. With stairs leading to -

ATTIC ROOM/ 11' 8" x 20' 8" (3.56m x 6.3m)

A good size room with two velux windows in the roof and central heating radiator.

OUTSIDE

Gardens to the front and private courtyard to the rear with wooden shed.

COUNCIL TAX

The 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. 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

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