



17 Fulwith Road, Harrogate, HG2 8HL

£1,850 pcm

Bond £2,134

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

17 Fulwith Road, Harrogate, HG2 8HL

A most impressive four-bedroomed detached bungalow situated in one of Harrogate's finest residential position, to the south side of the town, located on the edge of open countryside yet well placed for daily commuting to Yorkshire's principal business districts. The property offers immaculately presented accommodation throughout, with gas central heating, uPVC double glazing, high quality kitchen and bathroom fittings and neutral floor coverings and décor. A particular feature of the property is the most attractive, good-sized gardens. No 17 reveals deceptively generous and versatile accommodation arranged over two levels, hence an early internal viewing is strongly recommended. EPC Rating D.

GROUND FLOOR SPACIOUS ENTRANCE HALL

With stairs leading to the first floor. Window.

CLOAKROOM

Low-flush WC, pedestal wash-hand basin and central heating radiator. Window to side.

SITTING ROOM

An attractive room with large window to the front. Feature fireplace with electric fire. Central heating radiator.

DINING KITCHEN

Well appointed with a range of quality fitted units having granite work surfaces. Induction hob and electric oven, integrated fridge, dishwasher and washing machine. Window to the rear overlooking the gardens, plus uPVC exterior door to the side.

DINING ROOM/BEDROOM 4

Versatile as either as second reception room or as a further double bedroom. Window to the front and central heating radiator.

BEDROOM 1

A double bedroom with window to the rear, central heating radiator and fitted wardrobes.

EN-SUITE BATHROOM

Three-piece white suite comprising bath with shower above, washbasin and low-flush WC. Window to the side. Central heating radiator. Floor-to-ceiling tiling.

STUDY

Suitable as a small bedroom or as a study. Central heating radiator and window to the rear.

SPACIOUS AND AIRY LANDING

BEDROOM 2

A double bedroom with Velux and rear dormer window. Central heating radiator.

BEDROOM 3

A double bedroom with sloping ceilings and Velux window.

EN-SUITE BATHROOM

Three-piece suite comprising bath, wash-hand basin and low-flush WC. Central heating radiator. Part tiled. Velux windows.

HOUSE BATHROOM

Well appointed with a three-piece white suite comprising bath, wash-hand basin and low-flush WC. Central heating radiator and window to rear. Part tiled.

OUTSIDE

To the front is an attractive, well-maintained, good-sized lawned garden with flowering borders. Shared driveway provides access to the rear private parking area for 2 to 3 cars, where there is a large BRICK-BUILT GARAGE with steps leading up to an OFFICE on the first floor. To the side is a conservatory, ideal for growing plants, for hobbies, seating and entertaining. The rear gardens are of a generous size and incorporate a shaped lawn, planted borders and raised vegetable plots. Outside garden store.

COUNCIL TAX

The property has been placed in Council Tax Band F.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No sharers without Landlords consent.
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

lettings@verityfrearson.co.uk

