



23 Pearl Close, Knaresborough, HG5 0TB

£1,295 pcm

Bond £1,494

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

23 Pearl Close, Knaresborough, HG5 0TB

A well presented, modern, three bedroomed semi-detached house, forming part of this popular new Castle Gate development. This super, modern property is presented to a high standard and provides generous accommodation. On the ground floor, there is a modern dining kitchen, spacious sitting room, downstairs WC and useful utility room. Upstairs there are three double bedrooms including the main bedroom which has an ensuite shower room in addition to the modern house bathroom. The property occupies a generous corner plot having an attractive lawned garden with patio and tandem parking spaces. The property forms part of this popular new development on the outskirts of the historic town of Knaresborough which is well served by excellent amenities and railway station. EPC rating B.

GROUND FLOOR

SITTING ROOM

A spacious reception room with windows to 2 sides.

DINING KITCHEN

With dining area and glazed doors leading to the garden. The kitchen comprises a range of modern wall and base units with gas hob, oven, dishwasher and fridge freezer.

UTILITY ROOM

A large utility with worktop, sink and washing machine.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor, all of which are double rooms.

ENSUITE

The main bedroom has a ensuite shower room with WC, basin and shower and tiled walls.

BATHROOM

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

OUTSIDE

The property occupies a generous corner plot and has a south facing lawned garden with patio. There is off-road tandem parking for two vehicles.

COUNCIL TAX

TBC

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No pets or 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

lettings@verityfrearson.co.uk

