

**VERITY
FREARSON**

THE HARROGATE LETTING AGENT

verityfearson.co.uk



14 Beech Grove, Harrogate, HG2 0EX

£3,500 pcm

Bond £4,038

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

14 Beech Grove, Harrogate, HG2 0EX

A fantastic opportunity to rent a most impressive and beautifully presented four bedroomed first floor apartment, situated in this prime position with direct views across the famous Harrogate Stray. This stunning apartment has been newly refurbished to a high standard and forms part of this attractive, detached period property on the edge of the Harrogate Stray. The generous and flexible accommodation extends to an over 2000 ft.² and has the advantage of a private entrance on the ground floor. The property has the advantage of two allocated parking spaces together with use of the front garden which provides an outdoor sitting area overlooking the Stray. The property is situated in this prime, Harrogate location on the edge of the Stray and within a few minutes walk of Harrogate town centre. EPC rating C.

GROUND FLOOR

ENTRANCE HALL

A private door leads to the ground floor entrance hall where the original staircase leads to the first floor. There is a cloakroom which provides a useful storage area.

DINING HALL

A large hall with ample space for a dining area with an attractive stained-glass window to the side.

SITTING ROOM

A large reception room with windows to the front overlooking the stray. Attractive fireplace.

KITCHEN

A stunning, newly fitted kitchen with a stylish range of wall and base units with granite worktop, island and breakfast bar. Electric hob, double oven, fridge/freezer and integrated dishwasher.

UTILITY ROOM

With space and plumbing for a washing machine and tumble dryer (white goods can be provided if required). Useful storage area with fitted cupboards.

BEDROOM 1

A large double bedroom with window to front directly overlooking the Stray.

EN-SUITE

A modern white suite with WC, basin set within a vanity unit and shower. Heated towel rail.

BEDROOM 2

A double bedroom with fitted cabinets.

BEDROOM 3

A double bedroom with fitted wardrobes.

ENSUITE

A modern white suite with WC, basin set within a vanity unit and shower. Heated towel rail.

BEDROOM 4

A further bedroom or study with a window overlooking the Stray.

BATHROOM

A modern white suite with WC, basin, bath and large walk-in shower. Heated towel rail.

OUTSIDE

The property has the benefit of two off road parking spaces on the shared drive, situated to the front of the property. Tenants also have the use of a shared garden located at the front of the property, looking towards the adjoining Harrogate Stray.

COUNCIL TAX

This property has been placed in council tax band F.

TERMS

1. To be let on a Contractual Tenancy for a minimum term of at least 12 months.
2. Children accepted. No pets or sharers without landlord's 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

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