



18 Dixon Terrace, Harrogate, HG1 2AP

£895 pcm

Bond £1,032

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

18 Dixon Terrace, Harrogate, HG1 2AP

A beautifully presented two bedroomed middle of terraced stone fronted property, situated in this quiet and convenient location close to the town centre. This excellent property provides spacious and well-presented accommodation. On the ground floor there are two reception rooms together with a modern fitted kitchen. Upstairs there are two bedrooms, a modern bathroom and stairs lead to the top floor where there is a useful attic room. To the rear of the property there is a paved courtyard garden which provides an excellent outdoor entertaining space. EPC Rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front with fitted shutters. Attractive cast-iron feature fireplace with marble surround.

DINING ROOM

A further reception room with fitted cupboard and under stairs cupboard. Window with fitted shutters.

KITCHEN

With a range of stylish wall and base units with oak worktops. Electric hob, oven and integrated fridge freezer.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A double bedroom with fitted wardrobes.

BATHROOM

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

SECOND FLOOR

ATTIC ROOM

Fixed stairs lead to the top floor where there is a useful attic room with skylight windows.

OUTSIDE

To the rear of the property, there is a paved courtyard garden. On street parking to the front and rear.

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. No pets, children 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 be managed by Verity Frearson.

Verity Frearson

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