



50 Franklin Road, Harrogate, HG1 5EE

£2,295 pcm

Bond £2,648

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

50 Franklin Road, Harrogate, HG1 5EE

An impressive stone built period property with parking, situated in this quiet and convenient location. This excellent property has the benefit of gas central heating and provides substantial accommodation with six bedrooms, three bathrooms and useful basement area. On the ground floor there are three large reception rooms together with a kitchen. Upstairs, there are six bedrooms, including a master bedroom with ensuite, shower room, house bathroom, and additional shower room and WC. There is a basement level where there is a room which could be used as a study and there is a utility area. To the front of the property there is a forecourt garden and to the rear wrought iron gates lead to a large outside space, which could provide off-street parking. The property is situated in this quiet and convenient location within the heart of Harrogate town Centre, with an easy, walking distance of a range of excellent amenities, including shops, restaurants, and railway station. EPC Rating E.

GROUND FLOOR

SITTING ROOM

A large reception room with bay window and fireplace with living flame gas fire.

LIVING ROOM

A further reception room with windows to rear and fireplace with living flame gas fire.

DINING ROOM

With windows to 2 sides and fitted cupboards.

KITCHEN

With a range of fitted wall and base units with range cooker and integral freezer. Door leads to the garden.

LOWER GROUND FLOOR

Providing a potential workspace with window.

UTILITY AREA

With space and plumbing for washing machine.

FIRST FLOOR

BEDROOM 1

A large double bedroom with bay window. Ornamental fireplace.

ENSUITE

With WC, basin and shower.

BEDROOM 2

A double bedroom with window to rear and basin.

ENSUITE

With WC and shower.

BATHROOM

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

SECOND FLOOR

BEDROOM 3

A double bed bedroom with basin and fitted wardrobes.

BEDROOM 4

A double bedroom with fitted wardrobe and basin.

BEDROOM 5

A double bedroom with basin and window

BEDROOM 6

A single bedroom with skylight window.

SHOWER ROOM

With basin and shower.

WC

With WC and basin.

OUTSIDE

To the rear of the property, wrought iron gates lead to the rear yard where there is ample parking. Forecourt garden to front.

COUNCIL TAX

The property has been placed in Council Tax Band E.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No pets or children without landlord's consent. No 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 be managed by Verity Frearson.

Verity Frearson

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