



**45 Fewston Drive, Harrogate, HG3 2FH**

**£1,600 pcm**

**Bond £1,846**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 45 Fewston Drive, Harrogate, HG3 2FH

45 Fewston Drive is a contemporary three bedroomed link-detached property with a garden, balcony, garage and off road parking. The accommodation has an impressive sitting room with doors leading to the garden and a modern dining-kitchen together with 3 bedrooms, ensuite and modern bathroom. The property has a good sized garden, patio, balcony, garage and off road parking space. EPC Rating B.

A fantastic opportunity to rent a modern, newly built, property forming part of this popular new development situated on the northern outskirts of Harrogate just 2 miles from the town centre and surrounded by beautiful open countryside. The accommodation is appointed to a high standard with modern kitchen and bathroom fittings and integrated Bosch appliances.

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Watling Grange is a luxurious collection of two, three, four and five-bedroom homes, off Skipton Road. Surrounded by beautiful open countryside, Watling Grange offers contemporary and design-led homes alongside thoughtfully planned outdoor spaces, just two miles from the centre of Harrogate.

From high-street names to designer boutiques, Harrogate has it all. Explore the stylish independent shops of Commercial Street and Kings Road or indulge in a bit of lifestyle and interiors shopping on James Street and Princes Street. Enjoy a perfect night at the movies at the Everyman Cinema or an intimate speakeasy-style evening at the Blues Cafe Bar. Theatre lovers can experience a range of great shows at the Harrogate Theatre or the Royal Hall. If you're a parent, schools will be at the top of your agenda. Harrogate is home to a range of high-quality schools for all ages offering both state and private education. Watling Grange is in a great location for commuters, with frequent trains from Harrogate station just over two miles away. Jet off to a range of destinations from Leeds Bradford Airport (only a 30-minute drive away) or Manchester Airport (just over a 90-minute drive away).

- \* 3 Bedroom link detached house
- \* Popular residential estate on the outskirts of Harrogate
- \* 1 Reception room, 3 Bedrooms, 2 Bathrooms
- \* Off road parking
- \* Gas central heating and double glazing
- \* Rent £1,600 pcm excluding all utilities
- \* Deposit £1,846

## COUNCIL TAX

This property has been placed in Valuation Band D.

## SERVICES

All mains services are connected to the property.  
Mobile coverage - EE, Vodafone, Three, O2 (Three may be limited indoors)  
Broadband - Basic 28 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps (Amend as appropriate)  
Satellite / Fibre TV availability - BT, Sky

Information obtained via:  
<https://checker.ofcom.org.uk/>  
<https://www.uswitch.com/broadband>

## USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=10094453698>

Note: This is a new build estate still under development

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No sharers without landlord's consent. Children and pets considered - max 2 pets - see pet policy.
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 of £100 is 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 should be within 2 weeks of the viewing. 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 Fearson 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 Fearson.

## Verity Fearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

[lettings@verityfearson.co.uk](mailto:lettings@verityfearson.co.uk)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		