



8 Stonefall Cottages, Hookstone Chase, Harrogate, HG2 7DN

£895 pcm

Bond £1,032

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A newly refurbished and very well appointed two-bedroom end-of-terrace property with garden, parking and garage, situated in this convenient location on the south-eastern outskirts of Harrogate. The accommodation comprises a large reception room, modern fitted kitchen with dining area, two bedrooms and modern bathroom and is situated at the end of a terrace and has the advantage of a single garage and a wider-than-usual rear garden. The property is situated in a convenient location, well served by excellent local amenities, whilst also being convenient for access to Knaresborough, the southern bypass and the A1(M). EPC Rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front and brick fireplace.

KITCHEN

A modern fitted kitchen with a range of fitted units and appliances. Window and door to rear. Space for dining area.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further bedroom with window to rear.

BATHROOM

A modern white suite with WC, basin and bath with shower above. Window to rear.

OUTSIDE

To the rear of the property there is a garden and the property has the advantage of a single garage and space to park 2 vehicles.

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 sharers without landlord's consent. No pets or children.
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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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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