



46 Whernside Close, Harrogate, HG3 2QT

£1,400 pcm

Bond £1,615

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

46 Whernside Close, Harrogate, HG3 2QT

A three bedroom detached property, offering stylish and modern accommodation forming part of this exclusive new development on King Edwin Park, just off Pennypot Lane on the edge of Harrogate. This modern home is appointed to a high standard and features a stunning open plan, dining kitchen together with separate utility room, downstairs, WC and large sitting room. Upstairs there are three good sized bedrooms including a master bedroom with ensuite, shower room and a modern house bathroom. The property has an attractive garden with lawn and patio and has a single garage and off road parking. The property is situated in a delightful position, surrounded by attractive countryside, yet is just a short drive from Harrogate town centre. EPC Rating B.

GROUND FLOOR

SITTING ROOM

A spacious reception room with glazed doors leading to an attractive walled garden.

DINING KITCHEN

With a spacious dining area, and a stylish kitchen comprising a modern range of fitted wall and base units with gas hob, integrated oven, integrated fridge/freezer and dishwasher.

UTILITY ROOM

With fitted units and space for washing machine.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with en-suite.

EN-SUITE

A white modern suite comprising WC, basin and shower.

BEDROOM 2

A double bedroom.

BEDROOM 3

A further good sized bedroom.

BATHROOM

A white modern suite comprising WC, basin and bath with shower above.

OUTSIDE

There is an attractive walled garden with lawn and patio. A drive provides parking and leads to a SINGLE GARAGE.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No children or sharers without landlord's consent. NO PETS.
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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