



**Flat C, 12 Woodside, Harrogate, North Yorkshire, HG1 5NG**

**£950 pcm**

**Bond £1,096**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# Flat C, 12 Woodside, Harrogate, North Yorkshire, HG1 5NG

A well presented and spacious two bedroomed second-floor apartment, with communal garden and parking, situated in this quiet yet most convenient location in the heart of Harrogate town centre. This super property provides well appointed accommodation comprising a spacious sitting room which has a dining area together with a modern kitchen, utility area, two double bedrooms and bathroom. To the rear of the building there is a good sized shared garden and storage shed. A driveway also provides a shared parking space on a first come first served basis. The property situated on a quiet residential street yet is just a few minutes walk from the centre of Harrogate where is the railway station and excellent amenities on offer. EPC Rating D.

## ACCOMMODATION

### SECOND FLOOR

#### SITTING ROOM

A spacious reception room with sitting and dining areas. Attractive fireplace and windows to front and side.

#### KITCHEN

With a range of modern wall and base units with electric hob and double oven, integrated fridge and microwave. Window to side. Washing machine, dishwasher and freezer are gifted to the property.

#### UTILITY AREA

Providing a useful storage space with space and plumbing for appliances. Stairs lead to the fire escape.

#### BEDROOM 1

Double bedroom with window to rear and side. Fitted wardrobes.

#### BEDROOM 2

A further double bedroom with window to rear, fitted wardrobes, shelving and cupboards.

#### BATHROOM

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

#### OUTSIDE

A shared drive provides parking on a first come, first served basis. To the rear of the property there is a communal garden and the apartment has a garden shed which provides useful storage space and an outside store room.

#### COUNCIL TAX

This property has been placed in council tax band B.

#### SERVICES

All mains services are connected to the property. Water is metered.  
Mobile coverage - EE, Vodafone & O2 (Three also available but may be limited indoors)  
Broadband - Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps  
Satellite / Fibre TV availability - BT, Sky, Virgin

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=100050415807>

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
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. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. 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.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. 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.
16. 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.
17. This property will be managed by Verity Frearson.

## Verity Frearson

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)

