



34 College Road, Harrogate, HG2 0AQ

£1,500 pcm

Bond £1,730

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

34 College Road, Harrogate, HG2 0AQ

A beautifully presented and newly refurbished, three bedroomed property, situated in a desirable location within the Harlow Hill area of Harrogate, well served by local amenities and close to countryside. This attractive middle of terrace stone fronted property is presented to a high standard and the accommodation comprises two reception rooms, a modern fitted kitchen, downstairs WC/utility, three good sized bedrooms, a modern bathroom and shower room and a further living area on the second floor, which could be used as an additional sitting area or study etc. To the rear of the property, a paved garden provides an outdoor sitting area and off-street parking. This super property is situated in a quiet and convenient location, well served by excellent local amenities and schools and is close to open countryside yet just a short distance from Harrogate town centre. EPC Rating D.

SITTING ROOM

A spacious reception room with fireplace and living flame gas fire.

DINING ROOM

A further large reception room with contemporary inset electric fire and under stairs cupboard.

KITCHEN

A modern kitchen with a range of stylish fitted units with electric hob and double oven. Integrated dishwasher and free standing fridge/freezer.

WC/UTILITY

With WC basin and fitted units with sink and integrated washing/drier machine.

FIRST FLOOR

BEDROOM 1

A double bedroom with ornamental fireplace.

BEDROOM 2

A bedroom with ornamental fireplace.

BATHROOM

A white modern suite comprising WC, basin set within a vanity unit and bath with shower above. Heated towel rail.

SECOND FLOOR

BEDROOM 3

A double bedroom with ornamental fireplace and skylight windows.

SITTING AREA/OFFICE

A further versatile useful space with a variety of uses.

SHOWER ROOM

A modern white suite comprising WC, basin set within a vanity unit and shower. Heated towel rail.

OUTSIDE

There is an attractive paved rear garden with space for parking.

COUNCIL TAX

The property has been placed in Council Tax Band D.

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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