



14 The Crescent, Summerbridge, Harrogate, HG3 4JA

£1,600 pcm

Bond £1,846

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

14 The Crescent, Summerbridge, Harrogate, HG3 4JA

A five bedroomed semidetached property, providing generous and flexible accommodation with a large garden, enjoying breathtaking views across the surrounding countryside. This excellent property provides spacious accommodation with five bedrooms, two modern bathrooms and generous living space, including two reception rooms, a well-equipped kitchen, conservatory extension, utility and downstairs WC. A particular feature of the property is the good sized and attractive garden which has lawn and patio, enjoying a delightful aspect over the surrounding countryside. The property is situated in the popular Nidderdale village of Summerbridge situated between Harrogate and Pateley Bridge, in an Area of Outstanding Natural Beauty, and as well served by amenities and surrounded by attractive countryside. EPC Rating D.

GROUND FLOOR

SITTING ROOM

A cosy reception room with wood burning stove and window overlooking the front garden.

KITCHEN

With a range of stylish fitted units with range cooker and fridge.

FAMILY ROOM

A stunning large reception room with wood burning stove and glazed doors, leading to the front garden.

CONSERVATORY

Providing a further sitting area with windows and glazed doors.

UTILITY

With fridge freezer

Note: The fridge freezer is gifted to the property

FIRST FLOOR

BEDROOMS

There are five bedrooms.

SHOWER ROOM

A white modern suite comprising WC, basin and shower.

BATHROOM

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

OUTSIDE

The property has the advantage of a very good sized and attractive garden with lawn and a raised paved sitting area enjoying delightful views over the surrounding countryside. A drive provides ample parking and leads to the timber garage/store.

COUNCIL TAX

The property has been placed in Council Tax Band C.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No pets, children or sharers without landlord's consent.
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

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

For all enquiries contact us on:

01423 530000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			