



7 Firs Road, Harrogate, HG2 8HA

£3,200 pcm

Bond £3,692

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# 7 Firs Road, Harrogate, HG2 8HA

A spacious four bedroomed detached property occupying a generous plot, having an attractive garden with south facing aspect, generous drive and integral double garage. This impressive property provides generous and flexible accommodation, comprising three reception rooms together with a well equipped kitchen and downstairs WC. Upstairs, there are four bedrooms, a shower room and modern ensuite bathroom. The property is situated on a quiet cul-de-sac within this desirable location on the south side of Harrogate, well served by the excellent shops and services of Leeds Rd. Harrogate town centre is within 1 mile and the Hornbeam Park railway station is also within easy walking distance. EPC Rating D.

### SITTING ROOM

A spacious reception room with oak flooring, bay window and glazed doors, leading to the garden. Living flame, gas fire.

### FAMILY ROOM

A further reception room with oak flooring.

### DINING ROOM

A further reception room providing a dining or sitting area off the kitchen with glazed doors leading to garden.

### KITCHEN

With a range of fitted wall and base units with gas hob and integrated oven, fridge and microwave.

### CLOAKROOM

With WC and basin.

### FIRST FLOOR

#### BEDROOM 1

A double bedroom with fitted wardrobes.

#### EN-SUITE

A modern white suite comprising WC, basin, bath and shower. Heated towel rail.

#### BEDROOM 2

A double bedroom with fitted wardrobe.

#### BEDROOM 3

A double bedroom with a window overlooking the garden.

#### BEDROOM 4

A further bedroom with window to front.

### SHOWER ROOM

With WC, basin and shower. Heated towel.

### OUTSIDE

A drive provides ample parking to the front and side of the property and leads to a double garage which has light and power, electric door and plumbing for washing machine and tumble drier. To the rear there is a good sized and attractive garden with lawn, mature borders and paved sitting areas. Summerhouse.

### COUNCIL TAX

This property has been placed in council tax band G.

### GIFTED APPLIANCES

The dishwasher and freezer (in garage) are gifted to the property

### SERVICES

All mains services are connected to the property.  
Mobile coverage - EE, Vodafone, Three (O2 is limited indoors)  
Broadband - Basic 20 Mbps, Superfast N/A, Ultrafast 1000 Mbps  
Network availability - Openreach, Virgin, Cityfibre

Information obtained via:  
<https://checker.ofcom.org.uk/>

### 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=100050391707>

### TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 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

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