



21 Providence Terrace, Harrogate, North Yorkshire, HG1 5EX

£850 pcm

Bond £980

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

21 Providence Terrace, Harrogate, North Yorkshire, HG1 5EX

A beautifully presented two-bedroom mid-terrace house situated in a convenient town centre location. This delightful home has been updated and modernised in recent years. Outside, there is a forecourt garden to the front and an enclosed small courtyard garden to the rear. EPC rating B.

GROUND FLOOR

SITTING ROOM

A reception room with bay window, fitted shelving and open fire.

DINING ROOM

Further reception room with fitted cupboards.

KITCHEN

With a range of modern fitted wall and base units with gas hob and oven and space for appliances.

BATHROOM

With WC, washbasin set within a vanity unit, bath and shower. Fitted cupboard.

FIRST FLOOR

BEDROOMS

There are two double bedrooms on the first floor with fitted wardrobes and cupboards.

OUTSIDE

There is a forecourt garden to the front and to the rear there is a small enclosed courtyard garden with access to the rear.

COUNCIL TAX

This property has been placed in council tax band B.

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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

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For all enquiries contact us on:

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