



4 Epsom Court, Skipton Road, Harrogate, HG1 3BR

£995 pcm

Bond £1,148

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 4 Epsom Court, Skipton Road, Harrogate, North Yorkshire,

A stunning two-bedroom apartment offering excellent, modern accommodation with en-suite facilities and parking. The impressive accommodation has a large open-plan living space with a high-quality kitchen, two bedrooms, en-suite shower room and house bathroom. The apartment forms part of this modern development comprising 14 apartments over three floors. The property is situated on the ground floor has gas central heating and an audio entry phone system, which allows automatic access to guests via the main entrance. Secure, private car parking is provided and accessed from Skipton Road. EPC Rating C.

## ACCOMMODATION

### GROUND FLOOR LIVING KITCHEN

A stunning open-plan living area with sitting and dining space with windows to side and rear, sofa, chairs and TV unit. There is a contemporary fitted kitchen with a range of stylish wall and base units with fridge freezer, washer dryer and dishwasher.

### BEDROOM 1

A double bedroom window to side and fitted wardrobes.

### EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin set within a vanity unit, shower and heated towel rail.

### BEDROOM 2

A double bedroom with wardrobes and window to side.

### BATHROOM

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

### OUTSIDE

The property has the advantage of an allocated parking space.

### COUNCIL TAX

The property has been placed in Council Tax Band B.

### AGENTS NOTE

The property is part furnished & includes the following:  
Bed, sofa, wardrobes, dining table + 4 chairs, chest of drawers, TV stand and bedside tables

### SERVICES

All mains services are connected to the property. Water metered.  
Mobile coverage - EE, Vodafone, Three, O2  
Broadband - Basic 10 Mbps, Superfast 80 Mbps, Ultrafast N/A  
Satellite / Fibre TV availability - BT, Sky

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=10093032651>

## 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

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North Yorkshire, HG1 1JT

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