



Flat 1, 23 Harlow Oval, Harrogate, HG2 0DS

£1,500 pcm

Bond £1,730

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 1, 23 Harlow Oval, Harrogate, HG2 0DS

A very spacious two bed roomed ground floor apartment with a rare benefit of having a private entrance, garden and off-road parking space. This spacious apartment is presented to a high standard, having a modern fitted kitchen and ensuite, shower room, together with two double bedrooms, and two reception rooms. A particular feature of the property is the good sized private garden, which is accessed via glazed patio doors from the apartment enjoying a south facing aspect. The property also has the benefit of an allocated parking space. Harlow Oval is a desirable location, close to Harrogate town centre and well served by excellent local amenities, including the parade of shops along Cold Bath Road and sought after primary and secondary schools. EPC Rating D.

SITTING ROOM

A spacious reception room with a window to front and an attractive stone fireplace with wood burning stove.

KITCHEN

With a range of stylish wall and base units with gas hob, double oven and integrated dishwasher and freestanding washing machine and fridge/freezer. Door to side provides private entrance to the apartment.

DINING ROOM

A further good-sized reception room with window to rear.

BEDROOM 1

A double bedroom with fitted wardrobe and glazed door which leads to the front garden.

ENSUITE

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

BEDROOM 2

A double bedroom with fitted wardrobes.

BATHROOM

With WC, basin and bath with shower above.

OUTSIDE

The apartment has the rare benefit of a private garden which is accessed via patio doors directly from the apartment and has a large paved sitting area with well-stocked planted borders. There is also an allocated car parking space situated to the rear of the property.

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 children or sharers without landlord's consent. No pets.
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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