



**Flat 1, Elm Park, 5 Stray Road, Harrogate, HG2 8AR**

**£2,750 pcm**

**Bond £3,173**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 1, Elm Park, 5 Stray Road, Harrogate, HG2 8AR

An impressive ground floor apartment, with private garden, providing generous accommodation in this prime, Harrogate position on the edge of the famous Harrogate Stray. This super apartment, provides generous and flexible accommodation, comprising four good sized bedrooms, two bathrooms, a large reception room together with a stylish dining kitchen and a dining hallway. There is also ample storage within the property, as well as two parking spaces, and outside store, and a good-sized garden with lawn and patio on the edge of the Stray.

The property is located in this super position on the edge of the Stray, within walking distance of excellent local amenities along Leeds Road as well as Harrogate town centre. EPC Rating D.

## DINING HALL

A spacious hallway with room to provide a dining area. Large walk-in cupboard or study area.

## SITTING ROOM

A impressive reception room with bay window overlooking the private garden and the Stray beyond. Further window to side.

## KITCHEN

With a modern range of fitted wall and base units with island and breakfast bar. Windows overlooking the garden and Stray beyond. Range cooker, American style fridge/freezer and dishwasher.

## BEDROOMS

There are four good sized, double bedrooms. One of the bedrooms has an attached dressing room.

## SHOWER ROOM

A modern white suite comprising WC, twin basins set within a vanity unit and a large walk-in shower. Heated towel rail.

## UTILITY CUPBOARD

With space and plumbing for washing machine and useful storage box.

## BATHROOM

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

## OUTSIDE

The property has the benefit of two off-road parking spaces, an outside store, and a private and good-sized garden with lawn and patio.

## COUNCIL TAX

The property has been placed in Council Tax Band E

## TERMS

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