



29 Dixon Terrace, Harrogate, HG1 2AP

£950 pcm

Bond £1,096

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

29 Dixon Terrace, Harrogate, HG1 2AP

A very well presented and recently refurbished two bedroomed town house situated in this popular yet highly convenient residential location. Dixon Terrace is situated just behind Kings Road and enjoys a quiet setting, well served by local shops and services within easy walking distance. This superb property offers clean and bright accommodation with a newly fitted kitchen, bathroom plus newly fitted carpets through out. The property also benefits from having gas central heating and double glazing. EPC Rating D

GROUND FLOOR

ENTRANCE HALL

With central heating radiator.

LIVING ROOM

A large through lounge/dining room.

KITCHEN

A newly fitted kitchen with range of modern wall and base units. With electric cooker with hob and extractor hood over and plumbing for washing machine. Central heating radiator

FIRST FLOOR

LANDING

Central heating radiator

BEDROOM 1

A good sized double bedroom with central heating radiator.

BEDROOM 2

A further double bedroom with central heating radiator.

BATHROOM

A good sized, newly fitted bathroom fitted with a white suite comprising low flush WC, pedestal wash hand basin and bath with overhead shower. Central heating radiator.

OUTSIDE

Pleasant courtyard to the rear with storage shed.

COUNCIL TAX

The 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 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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 NOT be managed by Verity Frearson.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			