



18 Sanders Walk, Harrogate, HG1 4FX

£3,000 pcm

Bond £3,461

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

18 Sanders Walk, Harrogate, HG1 4FX

A spacious and beautifully presented four bedroomed detached property with integral double garage and large garden, situated in a delightful position adjoining green space, forming part of this popular development close to the Stray and Harrogate town centre. This impressive modern property is appointed to a high standard and comprises generous accommodation. The ground floor comprises a reception hall, sitting room, stunning open plan living-kitchen, utility and downstairs WC. Upstairs, there are four bedrooms, a modern house bathroom, and two ensuite shower rooms. There is a drive which provides off-road parking with electric vehicle charging point and an integral double garage. The property forms part of this popular new development adjoining green space, and is conveniently located on the edge of the famous Harrogate Stray and within walking distance of Harrogate town centre. EPC rating B.

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window.

CLOAKROOM

With WC and basin.

LIVING KITCHEN

A stunning open plan, living space with sitting and dining areas and glazed doors leading to the garden. The kitchen comprises a range of modern shaker style wall and base units with worktop, island and breakfast bar. Electric hob, double oven, dishwasher, wine cooler fridge, double fridge / freezer and large cupboard for storage.

UTILITY ROOM

With worktop and sink. Door to side.

FIRST FLOOR

BEDROOM 1

A double bedroom with bay window. Fitted wardrobes.

ENSUITE 1

A modern white suite with WC, basin and large walk in shower. Heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes.

ENSUITE 2

With WC, basin and shower. Heated towel rail.

BEDROOM 3

A double bedroom with fitted wardrobe.

BEDROOM 4

A further bedroom.

BATHROOM

A modern white suite with WC, basin and bath with shower above. Heated towel rail.

OUTSIDE

There is a drive to the front of the property, which provides off-road parking with an electrical vehicle charging point and provides access to the integral double garage which has light and power. To the rear of the property there is a large garden with lawn patio.

NOTE

All blinds and curtains are included.

COUNCIL TAX

Council tax band still to be determined.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No pets without landlord's consent. No 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 NOT be managed by Verity Frearson.

Verity Frearson

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

For all enquiries contact us on:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	90	91
(69-80)	C		
(55-68)	D		
(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			