



3 Ashfield Road, Harrogate, HG1 5ES

£775 pcm

Bond £894

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

3 Ashfield Road, Harrogate, HG1 5ES

An attractive stone fronted two bedroomed middle of terraced property situated in the popular Grove Road area of Harrogate, just a short walk from Harrogate town centre. The property has two bedrooms together with an upstairs bathroom, sitting room, kitchen and utility room. To the rear there is a paved garden. The property is well presented with new carpets and decoration throughout and is situated in this quiet and convenient location, well served by excellent local amenities including shops and schools and is a short walk from Harrogate town centre and the railway station. EPC Rating E.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A reception room with window to front and decorative fire (not in operation).

KITCHEN

With a range of fitted units, gas hob and electric oven. Window and door to rear. Understairs storage in the kitchen.

UTILITY

With plumbing for a washing machine and space for appliances.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further single bedroom with window to rear.

BATHROOM

With WC, basin and bath with shower above. Window to rear and airing cupboard

OUTSIDE

To the rear of the property there is an enclosed paved courtyard garden.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No pets or children 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

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