



95 Hutton Gate, Harrogate, North Yorkshire, HG2 9QG

£3,500 pcm

Bond £4,038

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A most impressive four-bedroom family home enjoying an attractive position occupying a large corner plot forming part of this exclusive cul-de-sac of homes, conveniently located within walking distance of Harrogate Grammar School and other well-regarded private and public schools. The property provides generous and flexible accommodation, presented to a good standard. On the ground floor there are two good-sized reception rooms, together with a well-equipped dining kitchen, utility room, cloakroom and office / snug. Upstairs, there are four double bedrooms, two of which have en-suite shower rooms, together with a modern house bathroom. A driveway to the front of the property provides off-road parking and leads to a double garage, whilst to the rear there is a very good-sized, attractive garden with high degree of privacy including lawn and sitting areas and fully insulated garden room/office. EPC Rating C.

RECEPTION HALL

SITTING ROOM

A large reception room with windows to front and rear and glazed double patio doors opening to the garden. Fireplace with living-flame gas fire.

DINING ROOM

A further reception room with window overlooking the garden.

DINING KITCHEN

With space for a dining table and a fitted kitchen comprising a range of wall and base units with gas hob, double oven, integrated fridge / freezer and dishwasher.

UTILITY ROOM

With fitted units, worktop and sink. With washing machine and tumble dryer. Door to side.

CLOAKROOM

With WC and washbasin.

SNUG / OFFICE

A further reception room or workspace.

FIRST FLOOR

BEDROOMS

There are four good-sized double bedrooms, including two with en-suites. (both ensuite bedrooms have fitted wardrobes).

EN-SUITE 1

A white suite comprising WC, washbasin, separate bath and shower. Heated towel rail.

EN-SUITE 2

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

BATHROOM

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

OUTSIDE

A driveway provides parking and leads to a double garage. To the rear of the property there is a very large south eastly facing garden providing a sunny aspect all day long with lawn and extensive decked entertaining area with modern garden furniture and breeze house for year-round entertaining. The garden has a high degree of privacy due to the corner position and mature planting.

GARDEN ROOM/OFFICE/STUDIO

Fully insulated for year-round use, with wifi.

COUNCIL TAX

The property has been placed in Council Tax Band G.

TERMS

1. To be let on an Assured Shorthold Tenancy for a term of 12 months.
2. No pets, children or sharers without landlord's consent.
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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