



Flat 2, 27 Park Drive, Harrogate, HG2 9AY

£1,850 pcm

Bond £2,134

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 2, 27 Park Drive, Harrogate, HG2 9AY

A beautifully presented two bedroom, two bathroom first floor apartment located in this sought after location to the south side of Harrogate overlooking The Oval being just a 10 minutes walk into Harrogate town centre across the famous Stray. The property briefly comprises living room, breakfast kitchen, master bedroom with en-suite shower room, further double bedroom with dressing room and house bathroom. Benefitting from one allocated parking space to the rear of the property. EPC rating D. **FURNISHED.**

FIRST FLOOR

PRIVATE ENTRANCE LEADING TO -

RECEPTION HALL

Leading to -

LIVING DINING ROOM

A bright and spacious room with bay window overlooking The Oval, gas central heating radiator and feature fireplace. Space for dining table and chairs. Double doors giving access to -

BREAKFAST KITCHEN

Fitted with a modern range of wall and base units with Belfast sink and including Range oven, fridge, freezer, washing machine and dishwasher.

MASTER BEDROOM

A spacious double bedroom with bay window.

DRESSING ROOM

Useful dressing room which could be utilised as a home office is required.

BEDROOM 2

A second double bedroom with door leading to -

EN SUITE SHOWER ROOM

Fully tiled, comprising walk-in shower, wash hand basin and low flush WC.

HOUSE BATHROOM

Fully tiled, comprising bath with shower over, wash hand basin and low flush WC.

OUTSIDE

One allocated parking space to the rear of the property.

COUNCIL TAX

This 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 12 months.
2. Pets, children and sharers accepted.
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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