



41 Euclid Avenue, Harrogate, HG1 2BD

£1,200 pcm

Bond £1,384

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

41 Euclid Avenue, Harrogate, HG1 2BD

A spacious and well presented three bedroomed semidetached house with driveway, integral garage and garden, situated in this quiet residential location on the north side of Harrogate, well served by local amenities. This well presented property has been extended to provide generous accommodation comprising a dining kitchen, large sitting room, utility room and downstairs WC, together with three bedrooms and a modern bathroom. To the front of the property, a driveway provides parking and leads to an integral garage which has an electric door. To the rear of the property there is a garden with lawn, patio and shed. The property is situated at the end of a quiet cul-de-sac within this popular Harrogate location, on the north side of the town centre and well served by local amenities, including shops and primary school. EPC Rating C.

GROUND FLOOR

SITTING ROOM

A porch leads to a large reception room with feature fireplace with electric fire.

DINING KITCHEN

With dining area which has glazed doors leading to the garden and skylight windows. The kitchen comprises a range of fitted wall and base units with electric hob and double oven. Space for appliances.

UTILITY ROOM

With fitted units and space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and basin.

FIRST FLOOR

LANDING

With fitted wardrobes and cupboards

BEDROOMS

There are three bedrooms on the first floor. The two larger bedrooms have fitted wardrobes and cupboards.

BATHROOM

With a white suite comprising WC, basin and bath with shower above. Fitted cupboard.

OUTSIDE

A drive provides parking and leads to an integral garage with electric door, light and power. To the rear of the property, there is a garden with lawn, patio and shed.

COUNCIL TAX

The property has been placed in Council Tax Band C.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. Pets considered with Landlords 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 be managed by Verity Frearson.

Verity Frearson

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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			