



**20 Providence Terrace, Harrogate, HG1 5EX**

**£850 pcm**

**Bond £980**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 20 Providence Terrace, Harrogate, HG1 5EX

A well presented two-bedroom mid-terrace house situated in a convenient town centre location. This delightful home provides a sitting room, dining kitchen, utility room and downstairs bathroom. Upstairs there are two large double bedrooms. Outside, there is a forecourt garden to the front and an enclosed gravelled courtyard garden to the rear. Providence Terrace is a quiet position, yet convenient for Harrogate town centre and its amenities, being just a few minutes' walk away. EPC Rating D. No pets or sharers.

## GROUND FLOOR

### SITTING ROOM

A reception room with bay window to front.

### DINING KITCHEN

With space for dining table and window overlooking the garden. The kitchen comprises a range of modern fitted wall and base unit with gas hob, electric oven and integrated dishwasher. Under stairs cupboard.

### UTILITY AREA

With fitted cupboards and space for washing machine. Door leads to the garden.

### BATHROOM

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

## FIRST FLOOR

### BEDROOMS

There are two good sized double bedrooms with fitted wardrobes

### OUTSIDE

To the rear of the property. There is an enclosed gravelled courtyard garden.

### COUNCIL TAX

The property has been placed in Council Tax Band B.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. Please check with the agent before booking a viewing if you have children. Pets & sharers not permitted.
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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(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			