



3 Milton Road, Pannal, Harrogate, North Yorkshire, HG3 1JW

£1,500 pcm

Bond £1,730

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

3 Milton Road, Pannal, Harrogate, North Yorkshire, HG3 1JW

A spacious and beautifully presented three-bedroomed semi-detached house with a large double garage, situated in this delightful position in the heart of Pannal, a popular village on the south side of Harrogate.

This excellent home is appointed to a good standard and provides generous living accommodation comprising two reception rooms in addition to the open-plan dining kitchen and downstairs utility room. Upstairs, there are three bedrooms and a modern bathroom. A drive to the front of the property provides ample off-street parking and leads to a large integral garage with WC. To the rear of the property there is an attractive garden with paved sitting area and lawn.

The property is situated in the heart of this popular village located just to the south of Harrogate and is well served by excellent local amenities, which include a sought-after primary school, shop, railway station and regular bus service. EPC rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window. Wood-burning stove and oak flooring.

DINING ROOM

A further reception room with oak flooring.

DINING KITCHEN

With dining area, tiled flooring and window overlooking the rear garden. The kitchen comprises a range of wall and base units with oak worktops and breakfast bar. Space and plumbing for appliances.

UTILITY ROOM

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

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms.

BATHROOM

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

OUTSIDE

To the rear of the property, there is an attractive garden with paved sitting area and lawn. A drive provides ample, off-road parking and leads to a large integral double garage :-

GARAGE - GYM

The garage is currently used as a gym (equipment not included). With WC.

COUNCIL TAX

This property has been placed in council tax band D.

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 pets or children or are sharers to ensure the property is suitable before viewing.
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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For all enquiries contact us on:

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