



**Flat 3, 42 East Parade, Harrogate, HG1 5LT**

**£775 pcm**

**Bond £894**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 3, 42 East Parade, Harrogate, HG1 5LT

A spacious and well presented two bedroom first floor apartment, situated in this most convenient town centre location. The property provides modern and stylish accommodation comprising a stunning open plan, living space and kitchen together with two bedrooms and a modern shower room. The property has the advantage of a communal garden. The apartment is on the first floor of an attractive period building, which is situated in the heart of Harrogate town centre, just a short walk from the towns, many amenities, including the railway station. EPC Rating E.

## FIRST FLOOR

### LIVING KITCHEN

A stunning open plan, living area and kitchen with bay window to front.

The kitchen comprises a range of modern wall and base units with worktop and breakfast bar with 2 bar stools. Electric hob, integrated oven and freestanding fridge, dishwasher and washing machine.

### BEDROOM 1

A double bedroom with fitted wardrobes.

### BEDROOM 2

A further bedroom with window to front.

### SHOWER ROOM

A modern white suite comprising WC, basin and shower. Heated towel rail.

### OUTSIDE

Access to covered communal bike storage, seating area and bin store.

### COUNCIL TAX

The property has been placed in Council Tax Band A.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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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