



19 Howard Court, 25 Rutland Drive, Harrogate, HG1 2PB

£950 pcm

Bond £1,096

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

19 Howard Court, 25 Rutland Drive, Harrogate, HG1 2PB

A beautifully presented two-bedroom first-floor apartment with single garage and balcony, situated in the desirable Duchy area of Harrogate and close to the Valley Gardens. This excellent apartment offers spacious and recently modernised accommodation with the benefit of modern kitchen and bathroom fittings, two double bedrooms, and spacious living areas with a private balcony and delightful aspect over the communal gardens. The property forms part of his popular purpose-built development and is within walking distance of Harrogate town centre and associated amenities. EPC Rating C.

ACCOMMODATION

FIRST FLOOR

SITTING ROOM

A large reception room with space for sitting and dining areas. Feature fireplace and glazed door leading to a private balcony.

KITCHEN

A modern fitted kitchen with a range of stylish wall and base unit with electric hob, double oven, integrated fridge / freezer, washer / dryer and dishwasher.

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further good-sized bedroom.

SHOWER ROOM

A modern white suite comprising WC, washbasin set atop a vanity unit and shower.

OUTSIDE

Howard Court stands within its own attractive grounds with well-maintained gardens for the benefit of all residents. The apartment also has the benefit of a SINGLE GARAGE.

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 6 months.
2. No children without landlord's consent. Pets & sharers are 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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:

01423 530000

lettings@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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			