



31 Grove Road, Harrogate, North Yorkshire, HG1 5EW

£1,895 pcm

Bond £2,186

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

31 Grove Road, Harrogate, North Yorkshire, HG1 5EW

A beautifully presented three-bedroom town house with larger-than-average garden and off-road parking, situated in this convenient location, well served by the nearby amenities on King's Road and within easy walking distance of Harrogate town centre. This super property provides stunning accommodation that has been extended to provide an impressive living kitchen plus a separate sitting room and utility room with three large bedrooms, a modern shower room and large en-suite bathroom. There is also a useful basement room which provides a storage space. There is a drive to the front providing off-road parking space and to the rear there is a larger-than-average garden with lawn and patio and additional parking area. EPC Rating E.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A large reception room with bay window and fitted shelving.

LIVING KITCHEN

A stunning open-plan living area with sitting and dining space and patio doors leading to the garden. The kitchen comprises a range of fitted wall and base units with worktop and breakfast bar. Integrated appliances, including gas hob, double oven, microwave, coffee machine, fridge / freezer and dishwasher. Utility cupboard with space and plumbing for washing machine and tumble dryer.

LOWER GROUND FLOOR

A basement provides useful storage space.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes.

EN-SUITE BATHROOM

An impressive en-suite bathroom with modern fittings comprising WC, washbasin, bath and large walk-in shower. Tiled walls. Fitted cupboard. Heated towel rail and underfloor heating.

SHOWER ROOM

A white modern suite comprising WC, washbasin and large walk-in shower. Tiled walls and floor. Heated towel rail.

SECOND FLOOR

BEDROOM 2

A large double bedroom.

BEDROOM 3

A further double bedroom with skylight window.

OUTSIDE

To the front of the property there is a driveway providing off road parking. To the rear of the property there is a large garden with lawn and patio and additional parking area.

COUNCIL TAX

The 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 6 months.
2. No children without landlord's consent. No pets or 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

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For all enquiries contact us on:

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