



4 Baldwin Street, Harrogate, HG1 2DE

£850 pcm

Bond £980

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

4 Baldwin Street, Harrogate, HG1 2DE

A beautifully presented two-bedroom stone-built terrace property providing spacious accommodation over three floors, with an enclosed courtyard garden. The generous accommodation has been recently modernised and presented to a high standard. Offered with gas-fired central heating and double glazing, the accommodation comprises sitting room with wood-burning stove, modern fitted kitchen, two double bedrooms and a good-sized, modern house bathroom. Situated in this convenient location just north of Harrogate town centre, close to a range of amenities including shops and schools. EPC Rating D.

GROUND FLOOR

SITTING / DINING ROOM

A spacious reception room with space for sitting and dining areas with wood-burning stove.

KITCHEN

A modern fitted kitchen with a range of modern wall and base units with gas hob and electric oven, fridge, washing machine and integrated freezer.

FIRST FLOOR

BEDROOM 2

A double bedroom with ornamental fireplace. Fitted wardrobes.

BATHROOM

A white, modern suite comprising WC, washbasin set within a vanity unit, bath and shower. Heated towel rail.

SECOND FLOOR

BEDROOM 1

A double bedroom with skylight windows and ornamental fireplace.

OUTSIDE

To the rear of the property, there is an enclosed courtyard garden that provides an outdoor entertaining space.

LOFT / ATTIC SPACE

Off the main bedroom and providing a superb storage space.

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 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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