



30 Regent Parade, Harrogate, HG1 5AZ

£995 pcm

Bond £1,148

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



30 Regent Parade, Harrogate, HG1 5AZ

A spacious stone-built townhouse, providing generous accommodation, and situated in this delightful position within walking distance of the town centre and on the edge of the Harrogate Stray. The property provides generous and flexible accommodation, comprising a large open plan living space on the ground floor with a sitting/dining area and modern kitchen and on the upper floors there are two double bedrooms, a modern bathroom and study. On the lower ground floor there is a further basement room with utility area. To the rear of the property there is an enclosed courtyard garden providing an excellent outdoor entertaining space. The property is situated in this desirable location on the edge of the famous Harrogate Stray, within a few minutes walk of the town centre. EPC Rating E.

GROUND FLOOR

LIVING AREA AND KITCHEN

A large open plan living space with sitting and dining area. The kitchen comprises a range of stylish fitted wall and base units with electric hob and oven. Space for appliances.

FIRST FLOOR

BEDROOM 1

A large double bedroom

BOX ROOM / STUDY

Providing a useful workspace

BATHROOM

A modern white suite comprising WC, basin and bath with shower above.

SECOND FLOOR

BEDROOM 2

A further double bedroom with fitted wardrobes.

OUTSIDE

There is an enclosed courtyard garden to the rear providing an excellent outdoor entertaining space.

LOWER GROUND FLOOR

A large basement room with utility area with fitted units and sink. Glazed door to rear.

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. 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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