



11 Hookstone Grange Court, Harrogate, HG2 7BP

£1,250 pcm

Bond £1,442

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

11 Hookstone Grange Court, Harrogate, HG2 7BP

A well presented three bedroom detached house, situated in a quiet cul-de-sac position close to excellent local amenities. This super home, provides good sized accommodation, comprising two reception rooms together with a well equipped kitchen, study, utility room, and conservatory. There is also a downstairs WC. Upstairs, there are three good sized bedrooms, including the main bedroom with ensuite, shower room, and a modern bathroom. A drive provide parking and leads to the garage. To the rear of the property there is a good size garden with lawn and patio. The property is situated in his convenient location on the east side of Harrogate, well served by local amenities. EPC rating D.

GROUND FLOOR

LIVING ROOM

A spacious reception room with window to front.

DINING ROOM

Providing a dining area with glazed doors leading to the garden.

KITCHEN

With a range of modern fitted units with appliances.

CLOAKROOM

With WC and basin.

UTILITY ROOM

Providing a useful additional space with plumbing for appliances.

STUDY

Providing a useful workspace.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

FIRST FLOOR

BEDROOMS

There are three good outside bedrooms on the first floor. The main bedroom has fitted wardrobes and an ensuite shower room.

ENSUITE

With WC, basin and shower.

BATHROOM

A white modern suite comprising WC, basin set within a vanity unit and bath with a shower above.

OUTSIDE

A drive provide parking and leads to a garage/store.

To the rear of the property there is a good sized walled garden with lawn and paved sitting area.

COUNCIL TAX

This 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. 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

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

