



46 Stonefall Avenue, Harrogate, HG2 7NP

£1,250 pcm

Bond £1,442

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 46 Stonefall Avenue, Harrogate, HG2 7NP

An impressive three-bedroomed town house offering generous and stylish accommodation arranged over two levels with an en-suite shower room. The beautifully presented accommodation comprises two good-sized reception rooms together with a modern newly fitted kitchen on the ground floor. Upstairs, there are three good-sized bedrooms including the master bedroom which has an en-suite shower room, together with a modern house bathroom.

An impressive fully furnished three-bedroomed town house offering generous and stylish accommodation arranged over two levels with an en-suite shower room. The beautifully presented accommodation comprises two good-sized reception rooms together with a modern newly fitted kitchen on the ground floor. Upstairs, there are three good-sized bedrooms including the master bedroom which has an en-suite shower room, together with a modern house bathroom. To the rear of the property there is a courtyard garden and parking is available on the rear lane. The property enjoys a popular and convenient residential position close to a range of amenities including shops and railway station. An internal viewing is recommended. FURNISHED. 6 month let only. EPC rating D.

## GROUND FLOOR

### ENTRANCE HALL

With an attractive tiled floor.

### LIVING ROOM

A spacious reception room with bay window to front and attractive fireplace with living flame gas fire. Glazed doors lead to the dining room.

### DINING ROOM

A further reception room with window to rear.

### BREAKFAST KITCHEN

A modern fitted kitchen with a range of wall and base units with oak worktop and breakfast bar. Including integrated fridge/freezer, washing machine, dishwasher and tumble dryer. Window to side and large under stairs cupboard.

## FIRST FLOOR

### LANDING

Skylight window.(Nb use of loft space prohibited.)

### BEDROOM 1

A large double bedroom with window to front.

### EN-SUITE SHOWER ROOM

A modern white suite with WC, basin set with a vanity unit and shower. Heated towel rail.

### BEDROOM 2

A double bedroom with window to rear.

### BEDROOM 3

A further good sized bedroom with window to rear.

## BATHROOM

A modern white suite with WC, basin set with a vanity unit, bath with shower above and heated towel rail. Window to side and tiled floor.

To the rear of the property there is a courtyard style garden with paved seating area. Parking for one vehicles is available on the rear lane.

## COUNCIL TAX

This property has been placed in council tax band C.

## TERMS

1. To be let on an Assured Shorthold Tenancy for 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

## Verity Frearson

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