



11 Ashfield Terrace, Harrogate, HG1 5ET

£800 pcm

Bond £923

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

11 Ashfield Terrace, Harrogate, HG1 5ET

An attractive stone fronted two bed roomed middle of terraced property situated in the popular Grove Road area of Harrogate, a short walk from Harrogate town centre. The property has two double bedrooms together with a sitting room, well equipped kitchen, utility room and bathroom. To the rear there is a courtyard garden providing an excellent outdoor entertaining space.

The property is situated in this convenient location, well served by excellent local amenities including shops and schools and is a short walk from Harrogate town centre and railway station. EPC Rating D.

GROUND FLOOR

SITTING ROOM

A reception room with bay window.

DINING KITCHEN

With a range of modern fitted units with electric hob and oven, integrated dishwasher and fridge. Space for dining table.

UTILITY ROOM

With fitted units and worktop with space for washing machine.

BATHROOM

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

FIRST FLOOR

BEDROOMS

There are two good sized double bedrooms.

OUTSIDE

To the rear of the property is an enclosed paved courtyard garden.

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 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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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