



Flat 2 Riversdale , 17-19 Valley Drive, Harrogate, HG2 0JJ

£1,200 pcm

Bond £1,384

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 2 Riversdale , 17-19 Valley Drive, Harrogate, HG2 0JJ

A two bedroomed ground floor apartment, forming part of this attractive period building with views overlooking the Valley Gardens. This spacious apartment provides generous accommodation, comprising a large reception room with bay window enjoying a delightful outlook over the adjoining Valley Gardens, a modern fitted kitchen, two double bedrooms, ensuite, bathroom and additional shower room. The property is located in a highly convenient central location, just a short walk from the town centre and local amenities. EPC rating D.

GROUND FLOOR

KITCHEN

A modern fitted kitchen with granite worktops, gas hob, integrated double oven, fridge/freezer and dishwasher. Space and plumbing for washing machine.

SITTING ROOM

A spacious reception room with bay window, enjoying a delightful outlook over the adjoining Valley Gardens. Attractive fireplace with electric fire.

BEDROOM 1

A large double bedroom with fitted wardrobes and ensuite.

EN-SUITE BATHROOM

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

BEDROOM 2

A large double bedroom with fitted wardrobes.

SHOWER ROOM

A white suite comprising WC, basin and shower.

OUTSIDE

Resident permit parking available on street at a cost of £40 per year. Permits available from North Yorkshire Council.

COUNCIL TAX

This property has been placed in council tax band B.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Vodafone, O2 (Three limited indoors)
Broadband - Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps
Network availability - Openreach, CityFibre

Information obtained via:
<https://checker.ofcom.org.uk/>

USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property?uprn=100050412264>

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 children or are sharers to ensure the property is suitable before viewing. Strictly no pets as per the terms of the building.
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

