



Flat 6, 2A Leadhall Drive, Harrogate, North Yorkshire, HG2 9NL

£825 pcm

Bond £951

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



Flat 6, 2A Leadhall Drive, Harrogate, North Yorkshire, HG2

A very well-presented and spacious first-floor apartment providing generous accommodation, together with a parking space and single garage. The property provides modern accommodation comprising a large open-plan living area and kitchen, a large double bedroom, a modern bathroom and study. The property stands within attractive and well-maintained communal gardens and has the advantage of a parking space and single garage. The apartment forms part of an attractive detached property which is situated on a quiet residential street on the south side of Harrogate well served by excellent local amenities and just a short distance from Harrogate town centre. EPC Rating C.

FIRST FLOOR

RECEPTION HALL

With a useful fitted storage cupboard.

SITTING / DINING ROOM

A stunning open plan living space with sitting and dining areas, large window to side and further window to rear. The kitchen comprises a range of modern wall and base units with electric hob, oven, integrated fridge and freezer and a washing machine.

BEDROOM

A large double bedroom with window to side and fitted wardrobes.

BATHROOM

A modern white suite with WC, basin and bath with shower above. Window to side and heated towel rail.

STUDY

Providing a useful workspace with fitted cupboard.

OUTSIDE

The property stands within attractive and well maintained communal gardens and grounds. The apartment has the advantage of a single garage with a parking space in front of the garage.

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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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			