



3 Middleton Cottages, Knaresborough, HG5 8JD

£895 pcm

Bond £1,032

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



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A two bedroomed terraced property within easy walking distance of Knaresborough town center with courtyard garden and allocated parking space. This excellent property provides good sized accommodation with sitting room, dining kitchen, utility and bathroom on the ground floor together with two good sized bedrooms. To the rear of the property is a paved garden and allocated parking space. The property is situated just off Bland's Hill close to the centre of this popular historic market town well served by excellent local amenities. EPC Rating D.

GROUND FLOOR

SITTING ROOM

A reception room with window to front and electric fire.

DINING KITCHEN

With a range of modern wall and base units, sink, electric hob, integrated electric oven, integrated dishwasher, integrated fridge and freezer.

UTILITY AREA

With window to side and plumbing for washing machine.

BATHROOM

With white low flush WC, basin and bath with shower above. Window to rear.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further double bedroom with window to rear.

OUTSIDE

To the rear of the property is a paved garden and allocated parking space.

COUNCIL TAX

The property has been placed in Council Tax Band A.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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 NOT be managed by Verity Frearson.

Verity Frearson

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