



**6 Elmwood Street, Harrogate, HG1 5EU**

**£1,250 pcm**

**Bond £1,442**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 6 Elmwood Street, Harrogate, HG1 5EU

A beautifully presented and newly refurbished, three bedroomed stone fronted, middle of terraced property, providing impressive accommodation over three floors in this quiet and convenient location which is within walking distance of Harrogate to town centre. The property provides spacious accommodation over three levels. On the ground floor, there are two reception rooms, and a modern fitted kitchen and downstairs WC. On the upper floors there are three double bedrooms and a modern bathroom. To the rear of the property there is an enclosed courtyard garden which provides an outdoor entertaining space. The property is situated in this quiet and convenient location, well served by excellent local amenities, including shops and schools and is a short walk from Harrogate town centre and the railway station. EPC Rating C.

## GROUND FLOOR

### SITTING ROOM

A reception room with glazed doors leading to the dining room.

### DINING ROOM

A further reception room with under-stairs cupboard and patio doors leading to the garden.

### KITCHEN

A stunning modern kitchen with a range of stylish wall and base units with induction hob, integrated oven, integrated washing machine, dishwasher, fridge and freezer. Door leads to the garden.

### CLOAKROOM

With WC and basin. Heated towel rail.

## FIRST FLOOR

### BEDROOMS

There are two good sized bedrooms with built in wardrobes on the first floor.

### BATHROOM

A white modern suite comprising WC, basin and bath with shower above. Tiled walls and floor. Heated towel rail.

## SECOND FLOOR

### BEDROOM

There is a third large double bedroom on the second floor with deluxe windows.

### OUTSIDE

An enclosed paved courtyard garden to rear.

## 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 NOT be managed by Verity Frearson.

## Verity Frearson

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