



17 Radlyn Park, West End Avenue, Harrogate, HG2 9BZ

£1,050 pcm

Bond £1,211

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 17 Radlyn Park, West End Avenue, Harrogate, HG2 9BZ

A spacious two double-bedroomed first floor apartment, situated in the prime residential location within easy walking distance of Harrogate town centre. This super apartment offers accommodation featuring a large dining lounge and good-sized breakfast kitchen, two double bedrooms and having the benefit of gas central heating and double glazing. West End Avenue is a well-regarded residential avenue within easy walking distance of Harrogate town centre via the famous Stray. An internal viewing is strongly recommended to appreciate the accommodation. EPC Rating C.

## GROUND FLOOR

Security controlled entrance door leads to -

## COMMUNAL ENTRANCE HALL

With flight of stairs and lift services leading the upper floors.

## PRIVATE ENTRANCE HALL

Fitted cloaks cupboard. Airing cupboard houses gas central heating boiler.

## DINING LOUNGE

Large window to front and window to side and central heating radiator.

## BREAKFAST KITCHEN

Window to side. Range of base cupboards with working surfaces above having inset sink unit and matching wall-mounted units and breakfast bar. Built-in electric hob with electric oven below and extractor hood above washing machine, fridge, freezer & Integrated dishwasher.

## BEDROOM 1

With window to front and side. Central heating radiator.

## BEDROOM 2

Window to side. Central heating radiator.

## BATHROOM

With window to side. Suite comprising, pedestal wash-hand basin, panelled bath and separate corner shower cubicle. Central heated towel rail.

## WC

Window to side and low flush WC and hand basin.

## OUTSIDE

The development stands in its own grounds with communal gardens for the benefit of all the residents. On street parking and use of visitor parking spaces.

## COUNCIL TAX

The property has been placed in Council Tax Band D.

## SERVICES

All mains services are connected to the property. Water rates included. Mobile coverage - EE, Vodafone, Three and O2 all good outdoors. Broadband - Basic 12 Mbps, Superfast 279 Mbps, Ultrafast 1800 Mbps Network availability - Openreach, Virgin Media, 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=100050413877>

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months defaulting to periodic from 1st May 2026.
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. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. 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.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. 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.
16. 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.
17. This property will be managed by Verity Frearson.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

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