

**VERITY  
FREARSON**

THE HARROGATE LETTING AGENT

[verityfearson.co.uk](http://verityfearson.co.uk)



8 Garsdale Road, Knaresborough, North Yorkshire, HG5 0LU

**£995 pcm**

**Bond £1,148**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# 8 Garsdale Road, Knaresborough, North Yorkshire, HG5 0LU

An attractive three bedroom semi-detached family house with the benefit of a good sized conservatory extension to the rear. Located in a popular residential location, well served by local shops and services and less than one mile from Knaresborough town centre. The accommodation also has the benefit of gas central heating and double glazing. EPC Rating C.

## GROUND FLOOR

### PORCH

With uPVC double glazed front door.

### LOUNGE

14' 5" x 13' 10" (4.39m x 4.22m) With double glazed windows to front and side and central heating radiator.

### DINING KITCHEN

14' 7" x 10' 6" (4.44m x 3.2m) With range of modern fittings with breakfast bar and appliances including washing machine and gas cooker. With uPVC rear door, understairs storage cupboard, double glazed window to rear and central heating radiator.

### CONSERVATORY

10' 11" x 8' 8" (3.33m x 2.64m) With double glazed double French doors to rear garden and electric wall heater.

## FIRST FLOOR

### BEDROOM 1

15' 10" x 8' 3" (4.83m x 2.51m) A double bedroom with double glazed window to front, central heating radiator and airing cupboard.

### BEDROOM 2

8' 3" x 9' 3" (2.51m x 2.82m) A further bedroom with double glazed window to rear and central heating radiator.

### BEDROOM 3

7' 7" x 5' 11" (2.31m x 1.8m) With double glazed window to front, central heating radiator and fitted wardrobe.

### BATHROOM

Fitted with a three piece suite comprising panelled bath with shower above, pedestal wash hand basin and low flush WC. With double glazed window to rear and central heating radiator.

### OUTSIDE

With lawned garden to front, drive to side providing ample off street parking and leading to single GARAGE. Enclosed paved garden to rear with flowering borders.

## COUNCIL TAX

This 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 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 be managed by Verity Frearson.

## Verity Frearson

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