



Flat 2, 27 Harlow Moor Drive, Harrogate, HG2 0JY

£1,500 pcm

Bond £1,730

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 2, 27 Harlow Moor Drive, Harrogate, HG2 0JY

A stunning 2 bedroom 1st floor apartment enjoying a prime residential position directly overlooking the famous Valley Gardens , ideally located just a few minutes walk from the fashionable Cold Bath Road area , with many popular shops, bars and restaurants. An internal viewing is essential to appreciate the overall style and quality of the superb home. EPC Rating D.

ACCOMMODATION

The property is carpeted and decorated in plain neutral colours throughout. And is offered UNFURNISHED. The accommodation comprises: Communal entrance door with stairs to the first floor, private entrance leading into the apartment, open plan living with lounge, dining and kitchen areas, the lounge has views onto Valley Gardens and a wall mounted TV, main bedroom with fitted wardrobes and en-suite shower room, second double bedroom, house bathroom with white suite, separate WC. Appliances to include: Cooker, dishwasher, fridge & freezer. The property has double glazing, gas central heating and on street parking to the front and rear.

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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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 NOT be managed by Verity Frearson.

Verity Frearson

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For all enquiries contact us on:

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