



61 Hutton Gate, Harrogate, Harrogate, North Yorkshire, HG2 9QG

£1,595 pcm

Bond £1,840

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

61 Hutton Gate, Harrogate, Harrogate, North Yorkshire, HG2

A very spacious and well appointed recently redecorated end town house offering well proportioned four bedroom accommodation with the benefit of gas central heating, double glazing, extra large garage, separate off street parking and south facing courtyard garden. The property forms part of a popular residential development convenient for the town centre and good local schools. EPC rating C.

GROUND FLOOR ENTRANCE PORCH

ENTRANCE HALL

With stairs to first floor and central heating radiator.

DOWNSTAIRS WC

With low flush WC and pedestal wash hand basin.

KITCHEN

A modern kitchen with beech shaker style wall and base units with freestanding washer dryer, dishwasher, integrated fridge freezer, integrated double oven and gas hob. Central heating radiator.

DINING ROOM/GARDEN ROOM

13' 7" x 10' 0" (4.14m x 3.05m) With central heating radiator and patio doors to fully paved south facing patio.

FIRST FLOOR LANDING

Central heating radiator.

LIVING ROOM

9' 10" x 13' 7" (3.61m x 4.14m) With feature fireplace with living flame gas fire and two central heating radiators.

BEDROOM 1

9' 1" x 13' 8" (2.77m x 4.17m) Double bedroom with built-in wardrobes and dressing table and central heating radiator. Door leading to:

EN-SUITE

A modern en-suite bathroom in white comprising low flush WC, pedestal wash hand basin and bath. Central heating radiator.

SECOND FLOOR LANDING

Central heating radiator.

BEDROOM 2

8' 11" x 13' 8" (2.72m x 4.17m) Double bedroom with built-in wardrobes and two central heating radiators.

BEDROOM 3

5' 6" x 10' 2" (1.68m x 3.1m) Further bedroom with central heating radiator.

BEDROOM 4

6' 7" x 10' 2" (2.01m x 3.1m) A fourth bedroom with central heating radiator.

HOUSE BATHROOM

A modern bathroom with white suite comprising low flush WC, pedestal wash hand basin and bath with overhead power shower. Central heating radiator.

OUTSIDE

With garden to the front and fully paved south facing patio to the rear. Good sized garage and private parking space at the front of the property.

COUNCIL TAX

This property has been placed in council tax band E.

TERMS

- To be let on an Assured Shorthold Tenancy for a initial term of 6, 15 or 18 months.
- 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.
- 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.
- References will be obtained using a credit reference agency.
- The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
- 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.
- The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
- 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.
- The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
- The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
- 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.
- Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
- Tenants are responsible for any permitted payments if applicable throughout the tenancy.
- 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.
- 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.
- This property will be managed by Verity Frearson.

Verity Frearson

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

For all enquiries contact us on:

01423 530000

lettings@verityfrearson.co.uk

