



12 Harlow Park Road, Harrogate, HG2 0AN

FURNISHED

£1,400 pcm

Bond £1,615 For a 6 month tenancy

£1,500 pcm

Bond £1,730 For a 12 month tenancy

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



12 Harlow Park Road, Harrogate, HG2 0AN

A beautifully presented three bedroom semi-detached house, situated within this popular area, close to local amenities and schools. The property benefits from modern fittings and the spacious accommodation comprises a sitting room, stunning open plan dining kitchen, three bedrooms and modern bathroom. Outside there is a large patio area and a driveway provides offstreet parking. EPC Rating D. FURNISHED

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window and attractive feature fireplace with open fire.

DINING KITCHEN

With a modern fitted kitchen comprising a range of stylish wall and base units with gas hob, double oven and appliances. Spacious dining area with attractive feature fireplace and glazed doors leading to the garden.

FIRST FLOOR

BEDROOMS

There are three good sized bedrooms.

BATHROOM

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

OUTSIDE

A drive provides parking. To the rear is an enclosed paved garden providing an excellent outdoor entertaining space.

COUNCIL TAX

The property has been placed in Council Tax Band C.

NOTE

Internet is included in the rent

TERMS

1. To be let on an Assured Shorthold Tenancy for an initial term of 6 or 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

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

For all enquiries contact us on:

01423 530000

lettings@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			