



22 Nunnington Crescent, Harrogate, North Yorkshire, HG3 2UW

£800 pcm

Bond £923

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

22 Nunnington Crescent, Harrogate, North Yorkshire, HG3

A two-bedroom middle-of-terrace property with garden and allocated car parking space, situated in this quiet position close to local amenities. This super property comprises a sitting room and dining kitchen, together with two good-sized bedrooms and a bathroom. There is the benefit of an allocated car parking space and a good-sized garden to the rear of the property. Nunnington Crescent is a quiet residential street close to open countryside and well served by local amenities and just a short distance from Harrogate to town centre. EPC Rating C.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Leads to -

SITTING ROOM

A spacious reception room with bay window to front and under-stairs storage.

KITCHEN

With a range of wall and base units with sink, gas hob and oven and dishwasher.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted cupboard.

BEDROOM 2

A further good-sized bedroom.

BATHROOM

White suite comprising WC, washbasin, and bath with shower above.

OUTSIDE

To the rear of the property there is a garden with patio and shed. The property also has the benefit of an allocated car parking space.

COUNCIL TAX

This property has been placed in Council Tax Band B.

TERMS

1. To be let on an Assured Shorthold Tenancy for a term of 6 to 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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 NOT be managed by Verity Frearson.

Verity Frearson

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(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			