



1a West Cliffe Terrace, Harrogate, North Yorkshire, HG2 0PT

£1,100 pcm

Bond £1,269

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



1a West Cliffe Terrace, Harrogate, North Yorkshire, HG2 0PT

A high-quality two-bedroom ground-floor apartment with PRIVATE ENTERANCE and FRONT GARDEN, situated in this prime location just off Cold Bath Road and within easy walking distance of Harrogate to town centre. This impressive property has been recently modernised and refurbished to a high standard. EPC Rating D.

ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A reception room with wood-burning stove.

KITCHEN

A modern fitted kitchen with a range of stylish wall and base units with fully integrated appliances, including induction hob, oven, dishwasher, washing machine and fridge / freezer.

BEDROOM 1

A double bedroom with windows with fitted shutters and ornamental fireplace.

BEDROOM 2

A further double bedroom with window and fitted shutters.

BATHROOM

A modern white suite comprising washbasin set within a vanity unit, and bath with shower above.

SEPARATE WC

OUTSIDE

To the front of the property there is an attractive private garden which can be used as an outdoor sitting area. To the rear of the property there are useful outside storerooms. On-street parking.

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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

