



**3 Juniper Way, Harrogate, North Yorkshire, HG3 2YD**

**£850 pcm**

**Bond £980**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 3 Juniper Way, Harrogate, North Yorkshire, HG3 2YD

A well presented two bedroomed semidetached house with generous parking and good sized garden, situated in a quiet and convenient location well served by local amenities. A porch leads to a spacious sitting room and there is a well equipped kitchen and dining area with door leading to the garden. Upstairs there are two good sized bedrooms and a bathroom. The driveway provides ample parking and the property has an attractive garden with lawn and patio and garden shed. Juniper Way is a quiet, residential street situated within the Jennyfields area of Harrogate, well served by local amenities and is just a short distance from Harrogate town centre. EPC Rating C.

## GROUND FLOOR

### SITTING ROOM

A porch leads to a spacious reception room with fireplace and electric fire.

### DINING KITCHEN

With dining area and door leading to the garden. The kitchen comprises a range of fitted units with electric hob and oven and space for appliances.

## FIRST FLOOR

### BEDROOMS

There are two good sized bedrooms on the first floor.

### BATHROOM

With WC, basin and bath with shower above.

### OUTSIDE

A generous drive provides ample parking. To the rear of the property, there is a garden with lawn, patio and garden shed.

### COUNCIL TAX

The property has been placed in Council Tax Band B.

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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has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