



Flat 5, 8 Garden Mews, Harrogate, HG2 0FD

£1,000 pcm

Bond £1,153

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 5, 8 Garden Mews, Harrogate, HG2 0FD

A spacious and very well-presented two-bedroomed purpose-built apartment. This impressive apartment is situated on the second floor and enjoys stunning, far-reaching views over Harrogate and beyond. The accommodation is appointed to a high standard and includes a spacious open-plan kitchen and living area with Juliet balcony, two double bedrooms, en-suite facilities, modern bathroom and storage/utility space. The property also has the advantage of allocated off-street parking and the use of visitor parking spaces. Garden Mews is situated just off Harlow Oval, a popular address due to its close proximity to shops and services on Cold Bath Road, excellent schools, the Valley Gardens as well as the Stray and Harrogate town centre. EPC Rating B.

SECOND FLOOR

RECEPTION HALL

A spacious reception hall with fitted cupboards, one of which has plumbing for a washing machine

SITTING ROOM

A spacious reception room with sitting and dining areas with bay window and glazed doors leading to a Juliet balcony. Open plan to the kitchen

KITCHEN

With a range of modern fitted wall and base units with integrated appliances, including a gas hob, electric oven, microwave, fridge / freezer and dishwasher

BEDROOM 1

A double bedroom

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower

BEDROOM 2

A further double bedroom

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail

OUTSIDE

The property has an allocated car parking space and use of visitor parking spaces

COUNCIL TAX

This property has been placed in Council Tax Band D

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 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	82	82
(69-80)	C		
(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			