



Flat 1, 176 Kings Road, Harrogate, North Yorkshire, HG1 5JG

£700 pcm

Bond £807

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



Flat 1, 176 Kings Road, Harrogate, North Yorkshire, HG1 5JG

A pleasant one-bedroom first-floor flat located on the popular Kings Road to the north of Harrogate town centre. The quality fully furnished accommodation briefly comprises sitting room, kitchen, double bedroom and shower room. FURNISHED. EPC rating D.

GROUND FLOOR

COMMUNAL ENTRANCE

With stairs to first floor.

FIRST FLOOR

LANDING

With private entrance door to flat.

HALLWAY

With doors off to other rooms.

LOUNGE

A spacious fully furnished room with quality items overlooking Kings Road.

KITCHEN

Fitted with a modern range of wall and base units and including cooker, fridge and washing machine.

BEDROOM

A double bedroom with brass bed overlooking the rear of the building.

SHOWER ROOM

Fitted with a suite comprising shower cubicle, wash hand basin and low flush WC.

COUNCIL TAX

This property has been placed in council tax band A.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Vodafone, Three, O2 (all may be limited)
Broadband - Basic 13 Mbps, Superfast 112 Mbps, Ultrafast 1800 Mbps
Satellite / Fibre TV availability - Sky, Virgin

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=10003018089>

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. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. 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.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. 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.
16. 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.
17. This property will NOT be managed by Verity Frearson.

Verity Frearson

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For all enquiries contact us on:

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