



Flat C, 32 Queen's Road, Harrogate, North Yorkshire, HG2 0HB

£1,000 pcm

Bond £1,153

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat C, 32 Queen's Road, Harrogate, North Yorkshire, HG2 0HB

A spacious second-floor two-bedroom apartment, forming part of this attractive period property, and situated in this desirable location just off Cold Bath Road and just a few moments' walk from the famous Harrogate Stray, the Valley Gardens and the town centre. The spacious accommodation comprises a large living room, together with a separate dining area and modern fitted kitchen. There are two double bedrooms and a bathroom with white suite.

Queen's Road is a desirable residential location located just off Cold Bath Road on the south side of Harrogate, well served by excellent local amenities and within easy walking distance of the town centre. EPC Rating D.

ACCOMMODATION

SECOND FLOOR

LIVING ROOM

A spacious reception room with decorative fireplace (fire not in use).

DINING AREA

With space for dining table.

KITCHEN

With fitted units, gas hob and integrated oven. With fitted units, gas hob and integrated oven, fridge/freezer, washing machine and dishwasher.

BEDROOMS

There are two large double bedrooms.

BATHROOM

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

OUTSIDE

No outside space.

COUNCIL TAX

This property has been placed in Council Tax Band C.

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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has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

Verity Frearson

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For all enquiries contact us on:

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