



154 Hookstone Drive, Harrogate, North Yorkshire, HG2 8PF

£2,950 pcm

Bond £3,403

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

154 Hookstone Drive, Harrogate, North Yorkshire, HG2 8PF

A spacious and beautifully presented four-bedroom semi-detached house with attractive garden and outdoor, fully insulated garden room, situated in this desirable location well served by excellent local amenities and popular schools. This most impressive property has been extended and modernised by the current owners to provide impressive accommodation, including a stunning open-plan living kitchen with glazed bi-folding doors leading to the garden, together with a separate sitting room and downstairs WC. On the upper floors there are four good-sized bedrooms, including the main bedroom which has an en-suite shower room and dressing room, in addition to the modern house bathroom. A generous driveway provides ample off-road parking and there is an attractive rear garden with lawn and garden room / home office. EPC Rating D.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LOUNGE

A spacious reception room with bay window and woodburning stove.

CLOAKROOM

With WC and washbasin. Heated towel rail.

LIVING KITCHEN

A stunning open-plan living kitchen with sitting and dining areas, having wood-burning stove and glazed bi-folding doors leading to the garden. The modern kitchen comprises a range of stylish fitted units with quartz worktops, island and breakfast bar. Electric hob, integrated oven, built-in microwave, fridge / freezer and dishwasher.

UTILITY CUPBOARD

The under-stairs utility is plumbed for a washing machine.

FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor.

BATHROOM

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

SECOND FLOOR

BEDROOM 1

A double bedroom with dressing room and en-suite shower room. Dormer window with attractive views.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and large walk-in shower.

OUTSIDE

To the rear of the property there is an attractive and good-sized garden with lawn and paved sitting areas. A driveway to the front provides ample off-road parking.

COUNCIL TAX

The 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 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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