



**24 Wharfedale Avenue, Harrogate, HG2 0AU**

**£1,395 pcm**

**Bond £1,609**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 24 Wharfedale Avenue, Harrogate, HG2 0AU

An attractive stone fronted, middle of terrace property with double glazing throughout, providing generous accommodation over three floors, situated in his popular and convenient location, close to the town centre and Bettys Harlow Carr & gardens and well served by local amenities. This beautifully presented home, provides spacious accommodation, comprising a sitting room and modern kitchen on the ground floor with two bedrooms, an office / dressing room and a bathroom on the upper floors. To the rear of the property there is an enclosed south facing courtyard garden. EPC Rating D.

## GROUND FLOOR

### SITTING ROOM

A spacious reception room with ornamental fireplace and window to front.

### KITCHEN

With a range of modern fitted units and including gas hob, integrated oven, freestanding washer / dryer and dishwasher. Under stairs cupboard fitted shelving and built in freezer. Door leads to the garden.

## FIRST FLOOR

### BEDROOM 1

A double bedroom with fitted wardrobe.

### OFFICE / DRESSING ROOM

### BATHROOM

A white modern suite comprising WC, basin set within a vanity unit and bath with shower above.

## SECOND FLOOR

### BEDROOM 2

A further good sized bedroom with fireplace.

### OUTSIDE

To the rear of the property there is an enclosed south facing garden with patio providing and excellent entertaining space.

### COUNCIL TAX

This property has been placed in Council Tax Band B.

### SERVICES

All mains services are connected to the property. Water metered. Mobile coverage - EE, Vodafone, O2 (Three may be variable in home) Broadband - Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps Network availability - CityFibre, Openreach, Virgin

Information obtained via:

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

## 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=100050414502>

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months defaulting to periodic from 1st May 2026.
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

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

[lettings@verityfrearson.co.uk](mailto:lettings@verityfrearson.co.uk)

