



35 Sanders Walk, Harrogate, HG1 4FA

£2,400 pcm

Bond £2,769

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

35 Sanders Walk, Harrogate, HG1 4FA

A fantastic opportunity to rent a modern, newly built, property forming part of this popular new development situated on the edge of the Stray and within walking distance of the town centre and close to beautiful open countryside. 35 Sanders Walk is a contemporary three bedroomed detached property with a garden, driveway, garage and garden office. The accommodation has impressive open plan living kitchen with bifolding doors leading to the garden, large sitting room, utility room and cloakroom together with three double bedrooms and three ensuite bathrooms. The property has a good sized garden, patio, garden office, drive and garage. The property forms part of this exciting modern development situated just off Claro Road, near to the Stray and Harrogate town centre. EPC Rating B.

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window to the front and feature fireplace with electric fire.

CLOAKROOM

With WC and basin.

LIVING KITCHEN

A stunning open plan living space with sitting and dining areas and glazed bifolding doors leading to the garden. The kitchen comprises a range of stylish fitted units with induction hob, integrated double oven, integrated dishwasher and fridge/freezer. All white goods are high spec Siemens products.

UTILITY

With fitted units, worktop and sink with space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

BEDROOM 1

A double bedroom with walk-in dressing room and ensuite bathroom.

BEDROOM 2

A double bedroom with fitted wardrobes and ensuite shower room.

BEDROOM 3

A further double bedroom with fitted wardrobes and ensuite shower room.

BATHROOMS

The property has three ensembles to serve the three double bedrooms on the first floor. Each ensuite has modern white fittings with WC, basin and shower, tiled floors and a heated towel rail. The main bedroom ensuite also has a bath.

OUTSIDE

A drive provides parking and leads to a single garage with light and power. To the rear of the property there is an attractive garden with lawn, planted borders and paved sitting area. The property also has the benefit of a garden studio/office and electric car charging point.

GARDEN STUDIO/OFFICE

There is a high quality garden studio/office, situated at the bottom of the garden, which is currently used as a gym but could potentially be used as an office or entertaining space. With light, power and electric heating and fitted TV.

AGENTS NOTE

The property will be let fully furnished, as seen.

COUNCIL TAX

This property is being assessed for Council Tax. The property has been given a temporary band E rating until this has been determined.

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. 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 be managed by Verity Frearson.

Verity Frearson

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For all enquiries contact us on:

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