



**Rose Cottage, 44b Cold Bath Road, Harrogate, HG2 0NX**

**£1,300 pcm**

**Bond £1,500**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Rose Cottage, 44b Cold Bath Road, Harrogate, HG2 0NX

A characterful two-bedroomed cottage providing beautifully presented accommodation, in this fantastic location just off Cold Bath Road. The spacious accommodation comprises a living room with wood burning stove, a stylish modern kitchen with dining area, study area, two double bedrooms and bathroom. The property has the advantage of off-road parking and a private garden. The property is situated very close to fantastic amenities including the parade of shops on Cold Bath Road, and is just a short walk from the Valley Gardens, Pinewoods, the Stray and Harrogate town centre. EPC rating C.

## GROUND FLOOR DINING KITCHEN

With a range of stylish modern units with quartz worktop. Range cooker, integrated dishwasher and integrated washing machine. Engineered oak wooden flooring with electric under floor heating.

## LIVING ROOM

A reception room with window to side and central heating radiator. Oak flooring. Fireplace with wood burning stove. Open plan to -

## STUDY

A further reception area with window to side and central heating radiator. Useful storage cupboard.

## FIRST FLOOR

### LANDING

Storage cupboard.

### BEDROOM 1

A double bedroom with window to side and central heating radiator.

### BEDROOM 2

A double bedroom with window to front and central heating radiator. Built-in cupboard.

## BATHROOM

Modern white suite comprising low-flush WC, washbasin and bath with shower above. Window to side and central heating radiator.

## OUTSIDE

The property has an allocated off-street parking space and a private enclosed courtyard garden with a south-facing aspect.

## COUNCIL TAX

This property has been placed in council tax band C.

## SERVICES

All mains services are connected to the property.  
Mobile coverage - EE, Vodafone, O2 (Three limited indoors)  
Broadband - Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps  
Network availability - Openreach, CityFibre

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=100050387581>

## 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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