



Flat 3, 1 Leeds Road, Harrogate, North Yorkshire, HG2 8AW

**£2,000 pcm**

**Bond £2,307**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 3, 1 Leeds Road, Harrogate, North Yorkshire, HG2 8AW

An immaculately presented two-bedroomed apartment in this impressive period building, with stunning outlook over the adjoining Stray and the advantage of two off-street parking spaces and a balcony with further Stray views. This super property provides spacious accommodation and has been refurbished to a high standard, with large room sizes, wooden shutters and stunning views. The property also has the advantage of off-street parking and is situated in one of Harrogate's most desirable position just outside of the town centre, overlooking the Stray and just a short walk from the town centre and excellent local amenities. **6 MONTH LET. FURNISHED.** EPC Rating C.

## ACCOMMODATION

### SECOND FLOOR

#### ENTRANCE HALL

Large hallway with central heating radiators.

#### SITTING ROOM

A large reception room with windows to front and side with Stray views. Four central heating radiators. Gas fire with attractive surround. Oval stage with bay and cinematic with Stray views. Opens to -

#### LIVING KITCHEN

A bespoke kitchen with modern hand built wall and base units and large island. Induction hob, integrated double electric oven, integrated dishwasher and fridge / freezer. Large bay window to side with Stray views. Central heating radiator, dining area and original exposed wood flooring.

#### BEDROOM 1

A large master bedroom having windows to side with shutters and central heating radiator.

#### BEDROOM 2

A second large bedroom having window to side with Stray views and wooden shutters and access to a balcony to side. Central heating radiator and fitted wardrobes.

#### HOUSE BATHROOM

Modern white suite comprising low-flush WC, washbasin, bath and shower cubicle. Heated towel rail, window and tiling to walls and floor.

#### UTILITY

Window to rear. Plumbing for washing machine and dryer.

#### OUTSIDE

The property has an allocated off-street parking space. A large fire escape, which makes an ideal sitting area with Stray views.

#### COUNCIL TAX

This property has been placed in Council Tax Band e.

## TERMS

1. To be let on an Assured Shorthold Tenancy 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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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		