



17 Dale Close, Hampsthwaite, Harrogate, HG3 2EQ

£1,100 pcm

Bond £1,269

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

17 Dale Close, Hampsthwaite, Harrogate, HG3 2EQ

A well presented and good sized two bedroomed semi-detached bungalow, situated in this popular Nidderdale village which has a thriving community and is well served by a range of excellent amenities. This super bungalow provides newly refurbished and well-presented accommodation with a large sitting room, stylish fitted kitchen, two double bedrooms and a shower room. The property has good sized gardens to the front and rear as well as a driveway providing parking and a single garage. Dale Close is a quiet street, situated in the heart of Hampsthwaite, a popular village, which is well served by excellent amenities, including a shop, pub, primary school, Church and Village Hall and is just a short drive from Harrogate town centre. EPC rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window and attractive fireplace with electric fire.

KITCHEN

A modern fitted kitchen with a range of stylish fitted wall and base unit with worktop and breakfast bar with barstools. Electric oven, integrated electric hob, and integrated dishwasher.

BEDROOM 1

A good sized double bedroom.

BEDROOM 2

A further good-sized double bedroom.

SHOWER ROOM

With WC, basin set within a vanity unit and shower. Heated towel rail.

OUTSIDE

Driveway provides parking and leads to the garage. The property has a good size garden to the front and rear with paving, lawn and sitting areas.

COUNCIL TAX

This property has been placed in Council Tax Band C.

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 be managed by Verity Frearson.

Verity Frearson

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(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			