



**13 Finkle Street, Knaresborough, HG5 8AA**

**£950 pcm**

**Bond £1,096**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 13 Finkle Street, Knaresborough, HG5 8AA

A deceptively spacious three bedroomed middle of terrace property, situated in this delightful position within the heart of Knaresborough town centre. This well-presented property provides accommodation comprising a sitting room, dining area and modern fitted kitchen, three good sized bedrooms, and a modern bathroom. There is also a useful basement room, small patio rear garden. On street parking. The property is situated in the heart of Knaresborough town centre with an excellent range of amenities within walking distance, including shops, is bars, restaurants, and railway station. EPC Rating E

## GROUND FLOOR

### LOUNGE

A spacious reception room with fitted cupboards.

### DINING KITCHEN

With a spacious dining area and modern fitted kitchen with a range of wall and base units, gas hob, integrated oven, washing machine and under counter fridge.

### LOWER GROUND FLOOR

There is a further good-sized room in the lower ground floor providing versatile, additional accommodation.

## FIRST FLOOR

### BEDROOMS

There are two good sized bedrooms on the first floor.

### BATHROOM

With a white modern suite comprising WC, basin and bath with shower above.

## SECOND FLOOR

### BEDROOM

There is a third good sized bedroom on the top floor with access to eaves storage space.

### OUTSIDE

Small patio area to the rear.

### COUNCIL TAX

The property has been placed in Council Tax Band B.

## 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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