



3b Westville Oval, Harrogate, HG1 3JN

£1,200 pcm

Bond £1,384

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

3b Westville Oval, Harrogate, HG1 3JN

A very well presented and newly refurbished two bedroomed home, situated in this quiet residential position with delightful countryside views to the rear and well served by local amenities just a short distance from Harrogate town Centre. This excellent property has been newly modernised to a high standard and comprises a spacious sitting room, a modern dining kitchen which has a range of stylish modern units and glazed door leading to the garden. Upstairs there are two bedrooms and a modern bathroom. There is an allocated car parking space and an attractive garden with delightful views over the surrounding countryside. Westville Oval is a quiet residential street on the edge of beautiful open countryside and conveniently located close to Harrogate town centre and is served by nearby local amenities. EPC Rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room with remote controlled feature lighting and electric fire.

DINING KITCHEN

With dining area with table and chairs included. The kitchen comprises a range of modern fitted units with gas hob, integrated electric oven, integrated fridge/freezer and space and plumbing for a washing machine, kitchen table & 2 chairs. Under stairs cupboard.

NOTE: Washing machine can be gifted to the property if required.

FIRST FLOOR

BEDROOMS

There are two double bedrooms on the first floor.

BATHROOM

A white modern suite comprising WC, basin and bath with shower above. Heated towel rail.

OUTSIDE

There is an allocated car parking space to the front of the property and an attractive rear garden with lawn, patio and shed with delightful views over the surrounding countryside.

COUNCIL TAX

This 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 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 Fearson 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 Fearson.

Verity Fearson

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