



131 Beckwith Road, Harrogate, HG2 0BS

6 MONTH LET ONLY

£1,300 pcm

Bond £1,500

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

131 Beckwith Road, Harrogate, HG2 0BS

A superb 3 bedroom semi-detached house located on the popular South side of Harrogate. This well presented home provides generous accommodation, comprising downstairs cloakroom, sitting room, dining room, kitchen and conservatory. To the first floor are 3 bedrooms and house bathroom. There is a good sized garden and garage to the rear and to the front is a drive providing ample off street parking. The property is situated in this popular location on Harlow Hill, close to popular schooling, amenities and open countryside, yet just a short distance from Harrogate town centre. EPC Rating D.

GROUND FLOOR

ENTRANCE HALL

With central heating radiator. Leading to

DOWNSTAIRS CLOAKROOM

With low flush wc, hand basin and central heating radiator.

SITTING ROOM

A good size reception room with window to front, feature fireplace housing gas fire. Central heating radiator. Sliding door through to

DINING ROOM

With central heating radiator and french door leading to

CONSERVATORY

With electric heater and french doors leading to the garden

KITCHEN

Fitted with a modern range of wall and base units including electric oven, gas hob, fridge and integrated dishwasher. Space & plumbing for washing machine. With useful storage cupboard, central heating radiator, window to rear and external door to side.

FIRST FLOOR

LANDING

With window.

BEDROOM 1

A good size bedroom with window to front, central heating radiator and built in wardrobes.

BEDROOM 2

A further good size bedroom with window to rear, central heating radiator and built in wardrobes.

BEDROOM 3

With window to front and central heating radiator.

BATHROOM

Fitted with a white suite comprising low flush wc, wash hand basin, corner bath and separate corner shower enclosure. Window to rear and chrome heated towel rail.

OUTSIDE

To the front there is a driveway providing ample off street parking leading to single garage with power & light. To the rear is a good sized flagged & gravel garden.

COUNCIL TAX

This property has been placed in Council Tax Band D.

TERMS

1. To be let on an Assured Shorthold Tenancy for a term of 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		83
(69-80)	C		
(55-68)	D	67	
(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			