



1 Jesmond Road, Harrogate, HG1 4RZ

£1,400 pcm

Bond £1,615

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

1 Jesmond Road, Harrogate, HG1 4RZ

A three bedroomed detached home, providing generous and well presented accommodation with garden and garage, situated in this popular location just off Knaresborough Road and a short distance from Harrogate town centre. This excellent property provides modern accommodation, comprising a sitting room, open plan kitchen and dining area with glazed doors leading to the garden, downstairs WC, three good sized bedrooms and a modern bathroom. The driveway provides parking and leads to a garage and there is a good sized and attractive garden to the rear with lawn and planted borders. The property is situated in this desirable location just off Knaresborough Road, well served by excellent local amenities, close to the Stray at Harrogate Hospital and within easy walking distance of Harrogate town centre as well as Starbeck railway station. EPC rating E.

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window and feature fireplace. Nb fire is feature only and not operational.

DINING KITCHEN

A large open plan kitchen and dining area with patio doors leading to the garden. The kitchen comprises a range of fitted units with gas hob integrated oven and space for appliances.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOMS

There are three good size bedrooms on the first floor. Includes bunk beds.

BATHROOM

The white modern suite comprising WC, basin, bath and shower.

OUTSIDE

A drive provides parking and leads to a SINGLE GARAGE. There is a good sized rear garden with lawn and planted borders.

COUNCIL TAX

This property has been placed in council tax band E.

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		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			