



**23 Princess Avenue, Knaresborough, HG5 0AW**

**£1,600 pcm**

**Bond £1,846**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 23 Princess Avenue, Knaresborough, HG5 0AW

A stunning 3 bedroom detached home offering very generous and flexible accommodation in this attractive and popular residential location within walking distance of Knaresborough town centre, associated amenities and train station. The property offers refurbished and extended accommodation and an internal viewing is essential to appreciate the very spacious accommodation. A particular feature to the property are the superb rear gardens.

The accommodation comprises entrance hall leading to two, large double bedrooms, house bathroom, superb kitchen and open plan living / dining and family room. To the first floor is the master bedroom, with ensuite bathroom and Velux CABRIO balcony system. The property also benefits from a double driveway and large garage with utility room. EPC rating D.

## GROUND FLOOR

### ENTRANCE HALL

### LIVING ROOM

With window to side central heating radiator and stove effect gas fire. Through to

### FAMILY / GARDEN ROOM

With double doors leading to garden, window to side, central heating and feature beam

### KITCHEN

A modern kitchen with range of wall & base units with solid oak work surfaces, range cooker with extractor hood over, integrated fridge freezer and dishwasher. Windows to rear and door leading to garage.

### BEDROOM 1

A spacious double bedroom with window to front, central heating radiator and extensive range of fitted wardrobes / cupboards.

### BEDROOM 2

A further double bedroom with windows to front & side. Central heating radiator.

### BATHROOM

A modern fully tiled bathroom comprising a low flush wc and wash basin set within vanity unit. Bath with shower attachment and separate shower cubicle. With window to side and central heating radiator.

## FIRST FLOOR

### BEDROOM 3

A spacious double bedroom with velux cabrio balcony system to the rear and window to front. Central heating radiator and freestanding wardrobe. Door leading to

### BATHROOM

A spacious room with modern tiling comprising bath with shower over, low flush wc and corner wash hand basin and heated towel rail. Velux Window.

## OUTSIDE

Attractive gravelled garden to front and double driveway leading to garage. To the rear is a superb, large lawned garden with greenhouse and attractive paved patio area.

## GARAGE

Garage with useful utility room with sink and space & plumbing for washing machine and tumble dryer.

## COUNCIL TAX

This property has been placed in Council Tax Band D.

## 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

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

