



57 Chatsworth Place, Harrogate, North Yorkshire, HG1 5HR

£1,250 pcm

Bond £1,442

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 57 Chatsworth Place, Harrogate, North Yorkshire, HG1 5HR

An attractive three / four-bedroom middle-of-terrace stone-fronted property situated in a convenient location close to the amenities of King's Road and just a short distance from Harrogate town centre. This super property provides generous accommodation over three levels with a sitting room and dining room, plus kitchen on the ground floor, together with four bedrooms arranged over the upper two floors, with a modern house bathroom and en-suite shower room. To the rear of the property there is an enclosed courtyard garden. Situated on a quiet residential street close to the excellent amenities along King's Road and just a few minutes' walk from Harrogate town centre and the associated amenities including the railway station. EPC Rating C. 6 month let.

## GROUND FLOOR

### ENTRANCE HALL

### SITTING ROOM

A reception room with bay window.

### DINING ROOM

A further good-sized reception room with fitted cupboards and under-stairs cupboard.

### KITCHEN

With a range of fitted units with washing machine, electric hob, with extractor hood above and integrated oven. .

## FIRST FLOOR

### BEDROOMS

There are two bedrooms on the first floor, including the main bedroom with fitted wardrobes and a smaller bedroom or study.

### BATHROOM

A white suite comprising WC, washbasin, and bath with shower above.

## SECOND FLOOR

### BEDROOMS

There are two further bedrooms on the first floor, including an en-suite shower room.

### EN-SUITE SHOWER ROOM

The white suite, comprising WC, washbasin set within a vanity unit, and shower. Heated towel rail.

## OUTSIDE

To the rear of the property there is an enclosed courtyard garden.

## COUNCIL TAX

This property has been placed in Council Tax Band C.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a term of 6 months only.
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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For all enquiries contact us on:

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