



**Flat 2, Mornington Mews, Mornington Terrace, Harrogate, HG1 5DD**

**£750 pcm**

**Bond £865**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 2, Mornington Mews, Mornington Terrace, Harrogate,

A well presented one-bedroomed first-floor apartment with the benefit of gas central heating and double glazing. Located in a convenient location close to the town centre with an off-street parking space located within a private courtyard. EPC rating C.

## GROUND FLOOR

### COMMUNAL ENTRANCE

Communal front door with staircase leading to:

## FIRST FLOOR

### PRIVATE ENTRANCE HALL

Front door leads to a private entrance hall, with doors off to other rooms.

### LIVING ROOM WITH KITCHEN AREA

18' 2" x 11' 5" (5.54m x 3.48m) With double glazed windows to front and side. Laminate wood floor covering and video controlled security entry phone for communal ground floor entrance. Modern Kitchen fittings including ceramic hob with oven below and stainless steel hood above. Washer/dryer and fridge/freezer.

### BEDROOM

11' 7" x 7' 6" (3.53m x 2.29m) Double bedroom with double glazed window to front.

### BATHROOM

Modern 3 piece suite in white with mixer shower attachment above bath. Wall mounted mirror and shaver socket. Attractive ceramic tiled floor and tiles to the walls.

### OUTSIDE

Off street parking space within a private courtyard.

### COUNCIL TAX

This property has been placed in council tax band A.

### SERVICES

All mains services are connected to the property.

Mobile coverage - EE, Vodafone, Three, O2 (EE & Three may be limited indoors)  
Broadband - Basic 1 Mbps, Superfast 20 Mbps, Ultrafast 1000 Mbps (Amend as appropriate)

Satellite / Fibre TV availability - Sky, Virgin

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

## USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=10013654470>

## 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. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. 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.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. 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.
15. 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.
16. This property will be managed by Verity Frearson.

## Verity Frearson

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