



20 Strawberry Dale, Harrogate, HG1 5EF

£1,450 pcm

Bond £1,673

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

20 Strawberry Dale, Harrogate, HG1 5EF

A beautifully presented stone fronted middle of terrace property with a garden, situated in this convenient town centre position. This impressive property is appointed to a high standard and provides generous living accommodation comprising a sitting room, dining room, modern kitchen, two double bedrooms, and a stylish bathroom. The property also has the benefit of an enclosed garden to the rear. Strawberry Dale is a convenient location within the heart of Harrogate town centre, just a five minute walk from Harrogate railway station and with an excellent range of shops, bars and restaurants on the doorstep. EPC rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window to front with fitted shutters.

DINING ROOM

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

KITCHEN

With a range of fitted units with induction hob, integrated oven, washer/dryer, and dishwasher. Door leads to the garden.

FIRST FLOOR

BEDROOM 1

A large double bedroom with windows to front with fitted shutters.

BEDROOM 2

A double bedroom with window and fitted shutters.

BATHROOM

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

OUTSIDE

To the rear of the property there is an attractive enclosed garden providing an excellent outdoor sitting and entertaining space. On street parking with parking permit.

COUNCIL TAX

This property has been placed in Council Tax Band B.

FURNISHINGS (OPTIONAL)

Can be let furnished or unfurnished. The following are currently in situ and all or any can be left by agreement

Sofa

2 Armchairs

2 Double beds

1 Chest of drawers

Dining room table & 4 chairs

2 open wardrobes

2 bookcases

Sideboard

TV stand

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 NOT be managed by Verity Frearson.

Verity Frearson

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