



The Cottage, 12 West Grove Road, Harrogate, HG1 2AD

£1,750 pcm

Bond £2,019

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

The Cottage, 12 West Grove Road, Harrogate, HG1 2AD

A spacious and well presented three bedroomed property with allocated parking space and paved garden, situated in this convenient location well served by the excellent amenities along Kings Road and within easy walking distance of Harrogate town centre. This super property provides modern accommodation comprising two reception rooms together with a large dining kitchen and useful downstairs WC and utility. Upstairs there are three double bedrooms, a modern bathroom and ensuite shower room. There is allocated parking space to the side of the property and an attractive paved courtyard garden and useful garden shed.

The property is situated in a convenient location just off Kings Road, there is an excellent range of amenities nearby and Harrogate town centre and railway station is within a 10 minute walk. **FURNISHED AS SEEN.** EPC rating E.

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window and fitted shutters. Woodburning stove.

DINING ROOM

A further reception room with bay window and fitted shutters.

DINING KITCHEN

With spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of modern units with range cooker, integrated dishwasher and integrated fridge. Under stairs cupboard.

UTILITY / WC

With WC and basin. Washing machine, tumble dryer and additional fridge/freezer.

FIRST FLOOR

BEDROOMS

There are three double bedrooms on the first floor, including the main bedroom with ensuite shower room.

ENSUITE

With WC, basin and shower. Tiled walls and floor. Heated towel rail.

BATHROOM

A white modern suite comprising WC, basin and freestanding bath.

OUTSIDE

The property has the benefit of an allocated off road parking space situated to the side of the property. There is an attractive enclosed paved garden to the rear with useful timber garden shed.

COUNCIL TAX

This property is currently being registered for residential rates. The property was previously placed in council tax band B.

SERVICES

All mains services are connected to the property. Water is billed on rateable value
Mobile coverage - O2 (EE, Vodafone & Three may be limited indoors)
Broadband - Basic 14 Mbps, Superfast 287 Mbps, Ultrafast 1000 Mbps
Satellite / Fibre TV availability - BT, 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=100050413912>

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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For all enquiries contact us on:

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