



Flat 3, 100 High Street, Knaresborough, HG5 0HN

£775 pcm

Bond £894

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 3, 100 High Street, Knaresborough, HG5 0HN

This superb second floor apartment is located within five minutes walk to Knaresborough town centre and combines modern convenience with period charm - an absolute must see! The property briefly comprises ; Entrance into hallway leading to two double bedrooms, spacious living room, modern kitchen with fitted wall and base units, appliances include electric oven, hob, washer/dryer and Fridge .The recently installed bathroom features a white three piece suite with shower over bath. Externally the apartment benefits from having an allocated off street parking space. EPC Rating D.

GROUND FLOOR

ENTRANCE HALL

With Stairs to second floor

SECOND FLOOR

HALLWAY

With doors leading to other rooms

LOUNGE

A good size room offering period features and lovely views over Knaresborough House.

Living room leads to the kitchen area.

KITCHEN

Modern fitted kitchen appliances include, electric cooker, hob and Washing machine.

BEDROOM ONE

Good size double room with period features.

BEDROOM TWO

Good size double room with period features

BATHROOM

Modern white bathroom suite with shower over bath

COUNCIL TAX

This property has been placed in council tax band B.

SERVICES

All mains services are connected to the property. Water rates are billed on rateable value.

Mobile coverage - EE, Vodafone, Three, O2 (Three & Vodafone may be limited indoors)

Broadband - Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV availability - BT, Sky

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=100050419177>

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. 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

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			