



11 Beckwith Drive, Harrogate, HG2 0BL

£1,450 pcm

Bond £1,673

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

11 Beckwith Drive, Harrogate, HG2 0BL

A spacious and well presented three bedroom semi-detached bungalow which has undergone a comprehensive program of refurbishment and now offers modern accommodation, garage, large driveway and low maintenance gardens. The property benefits from a new energy efficient central heating boiler, UPVC double glazing, wooden window shutters and comprises, entrance hall, living room, newly fitted kitchen with integrated appliances, three double bedrooms, dining room/study and newly fitted bathroom. EPC rating C.

GROUND FLOOR

ENTRANCE HALL

With composite front door, central heating radiator, store cupboard and loft hatch with ladder where there is excellent storage space.

LIVING ROOM

With UPVC double glazed window to the front of the property, wooden shutters and central heating radiator.

KITCHEN

Newly fitted kitchen with a range of wall mounted cupboards, base units and drawers, integrated washing machine, dishwasher, fridge/freezer, electric oven, hob, central heating radiator and UPVC double glazed door and window to the rear garden.

BEDROOM 1

With UPVC double glazed window to the front of the property, wooden shutters and central heating radiator.

BEDROOM 2

With UPVC double glazed window to the side of the property, wooden shutters and central heating radiator.

DINING ROOM / STUDY

A further room which could be used as a dining room or study. With composite door to the side of the property, UPVC double glazed window, wooden shutters and central heating radiator.

BEDROOM 3

With UPVC double glazed window to the rear of the property, wooden shutters and central heating radiator.

BATHROOM

With newly fitted white suite, comprising bath with shower over and glazed side screen, low flush wc, basin with vanity cupboard below, heated towel rail and UPVC double glazed window to the rear of the property.

OUTSIDE

To the front of the property is a low maintenance garden with mature shrubs, timber boundary fencing, mature hedging and block paved driveway leading to a SINGLE GARAGE with power, light and remote control door, along with a covered store area. To the rear of the property is a low maintenance, south facing garden with timber boundary fencing, mature hedge and garden shed.

COUNCIL TAX

This property has been placed in council tax band D.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE and O2 likely. Vodafone limited.
Broadband - Basic 22 Mbps, Superfast 78 Mbps, Ultrafast 1000 Mbps.
Satellite / Fibre TV availability - BT, Virgin and 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=100050383776>

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

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