



34 Dixon Terrace, Harrogate, North Yorkshire, HG1 2AP

£950 pcm

Bond £1,096

**6 MONTH LET**

A bond/deposit will be required in advance.  
ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# 34 Dixon Terrace, Harrogate, North Yorkshire, HG1 2AP

A spacious two-bedroom middle-of-terrace stone-fronted property situated in this quiet and convenient location close to the town centre. On the ground floor there are two reception rooms, together with a fitted kitchen. Upstairs, there are two bedrooms and a bathroom. To the rear of the property there is an enclosed courtyard garden with shed, which provides an excellent outdoor entertaining space.

The property situated in this most convenient location, well served by the excellent amenities along King's Road and within easy walking distance of Harrogate town centre. EPC Rating E.

## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

A spacious sitting room with window to front.

### DINING ROOM

A further good-sized reception room with under-stairs cupboard.

### KITCHEN

With fitted units, cooker and space for appliances.

## FIRST FLOOR

### BEDROOM 1

A large double bedroom.

### BEDROOM 2

A further good-sized bedroom.

### BATHROOM

With WC, washbasin, bath and large walk-in shower. Fitted cupboard.

### OUTSIDE

There is an enclosed courtyard garden and useful timber garden shed.

### COUNCIL TAX

This property has been placed in Council Tax Band B.

### SERVICES

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

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

Broadband - Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1000X 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=100050389552>

## TERMS

1. To be let on an Assured Shorthold Tenancy for 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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