



Flat 3, 2 West Cliffe Grove, Harrogate, HG2 0PL

£1,450 pcm

Bond £1,673

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 3, 2 West Cliffe Grove, Harrogate, HG2 0PL

A beautifully presented duplex apartment with private entrance and garden, situated in this prime location on Cold Bath Road. This excellent apartment provides spacious accommodation over the top two floors of this attractive period building and has three double bedrooms, including a master bedroom with en-suite, an impressive open-plan living space plus a modern house bathroom. A particular feature of the property is the private garden providing a paved and decked entertaining space and storage shed. The property has a private entry door leading directly into the apartment and is situated in this most convenient location along Cold Bath Road and is just a few minutes' walk from a range of excellent local amenities, including parade of shops and excellent schools. The Valley Gardens, The Stray and Harrogate town centre. EPC rating D.

GROUND FLOOR

A private front door provides access directly to the apartment with stairs leading to the upper floors.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to rear and fitted wardrobes.

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising low-flush WC, washbasin and shower.

SECOND FLOOR

BEDROOM 2

A double bedroom with skylight window.

BEDROOM 3

A third bedroom with skylight window and eaves storage.

BATHROOM

Fitted with a modern suite comprising low flush WC, wash basin set in vanity unit and bath with shower above. Window to rear. Fitted cupboards and plumbing for washing machine. Tiled walls and floor.

KITCHEN / LIVING ROOM

A spacious open-plan living space with sitting and dining areas, skylight windows to front and rear and eaves storage. The kitchen comprises a range of good quality wall and base units with sink, gas hob with extractor hood above and integrated electric oven. Integrated fridge/freezer and dishwasher.

OUTSIDE

The apartment has the advantage of a private garden to the front of the property with decked and paved sitting area and timber storage shed.

COUNCIL TAX

This property has been placed in valuation band C.

SERVICES

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

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

Broadband - Basic 16 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=10013654537>

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

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	63	64
(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			