



13 Meadow Croft, Harrogate, HG1 3JY

£950 pcm

Bond £1,096

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A well presented and newly refurbished two bed roomed semi-detached bungalow with attractive garden, driveway and garage. The stylish accommodation comprises a large sitting room together with a modern fitted kitchen, two double bedrooms, and a bathroom. The driveway provides parking and leads to a single garage and there is an attractive rear garden with artificial grass and patio. Meadowcroft is a delightful and quiet residential street situated within the Bilton area of Harrogate, close to nearby local amenities, convenient for Harrogate town centre, and on the edge of beautiful open countryside. EPC rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room with feature fireplace.

KITCHEN

With a range of stylish modern fitted units with gas hob, integrated oven and space for appliances.

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further good sized bedroom with glazed doors leading to the garden.

BATHROOM

A white modern suite comprising WC, basin set within a vanity unit and bath with shower above. Heated towel rail.

OUTSIDE

Driveway provides parking and leads to a garage. There is an attractive rear garden with patio artificial grass.

COUNCIL TAX

This property has been placed in council tax band C.

SERVICES

All mains services are connected to the property. Water metered.

Mobile coverage - TBC

Broadband - TBC

Satellite / Fibre TV availability - Sky and 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=100050401062>

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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For all enquiries contact us on:

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