



**Apt 1 The Old School House, 37a Grove Road, Harrogate, HG1 5EW**

**£1,400 pcm**

**Bond £1,615**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Apt 1 The Old School House, 37a Grove Road, Harrogate,

A stunning two-bedroom ground-floor apartment forming part of this recently renovated former school building in a quiet and most convenient location within easy walking distance of the town centre. The stylish apartment provides high-quality accommodation including an open-plan living kitchen with bespoke fitted kitchen and living space. There are two double bedrooms and a modern bathroom. There is also excellent storage space within the apartment. An internal inspection of this beautifully presented ground floor apartment is strongly recommended to appreciate the high quality of accommodation on offer and super location. EPC rating C.

## GROUND FLOOR

### RECEPTION HALL

With useful storage cupboard and utility cupboard with plumbing for a washing machine.

### LIVING KITCHEN

A stunning open-plan living space with oak flooring and windows to the front. There is a large sitting area and the kitchen comprises a range of quality wall and base units with island and breakfast bar. Including electric hob, integrated oven and fridge freezer.

### BEDROOM 1

A double bedroom with window to front with fitted shutters.

### BEDROOM 2

A further double bedroom with window to rear with fitted shutters.

### BATHROOM

A white modern suite with WC, washbasin and bath with shower above. Heated towel rail.

### FURNISHINGS OPTIONAL

Corner sofa, 2 x velvet armchairs, sideboard, coffee table, 2 x lounge side tables, 5 x lamps, 2 x double beds, 1 x open wardrobe, 3 x bedside tables, 4 x kitchen stools

### COUNCIL TAX

This property is currently being registered for residential rates. The property was previously placed in council tax band B.

### SERVICES

All mains services are connected to the property.  
Mobile coverage - Vodafone and O2 likely.  
Broadband - Basic 13 Mbps, Superfast 55 Mbps, Ultrafast 1000 Mbps  
Satellite / Fibre TV availability - 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=10094450439>

## 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](mailto:lettings@verityfearson.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(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			