



6 Melrose Road, Bishop Monkton, Harrogate, HG3 3RH

£1,500 pcm

Bond £1,730

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

6 Melrose Road, Bishop Monkton, Harrogate, HG3 3RH

A spacious and well presented three bedroom detached bungalow, situated in the heart of his popular village well served by local amenities. The beautifully presented bungalow provides generous accommodation with three bedrooms, a modern open plan kitchen and dining area, a large sitting room and modern shower room. A driveway provides parking and leads to a single garage and there is an attractive rear garden with lawn and patio. The property is located within the popular village of Bishop Monkton and is well served by excellent village amenities, which include a pub and primary school is convenient for access to both Harrogate and Ripon. EPC Rating D.

GROUND FLOOR

SITTING ROOM

A large reception room with a window and feature fireplace with living flame gas fire.

DINING KITCHEN

With spacious dining area and windows on two sides. External door to side. The kitchen comprises a range of modern fitted units with electric hob, integrated oven, integrated dishwasher, fridge/freezer, and washing machine.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A further bedroom with window overlooking the garden.

SHOWER ROOM

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

OUTSIDE

A block paved drive provides parking and leads to a single garage. There is a good sized and attractive rear garden with lawn, patio and planted borders.

AGENTS NOTE

The property is the benefit of gas central heating system and double glazing.

COUNCIL TAX

This property has been placed in valuation band E.

SERVICES

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

Mobile coverage - EE, Vodafone, Three, O2 all limited.

Broadband - Basic 13 Mbps, Superfast 75 Mbps, Ultrafast N/A

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=100050401278>

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@verityfrearson.co.uk

