



4 Trafalgar Lodge, Trafalgar Road, Harrogate, HG1 1SG

£925 pcm

Bond £1,067

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

4 Trafalgar Lodge, Trafalgar Road, Harrogate, HG1 1SG

A well presented and spacious two-bedroomed purpose-built apartment situated on the first floor of this select residential development, with passenger lift, balcony and parking. This superb apartment offers beautifully presented accommodation with modern fittings, gas central heating and double glazing. Situated in a central Harrogate location, in a quiet setting close to the Stray and within just a few minutes' level walk of all of Harrogate's amenities. EPC rating C.

FIRST FLOOR

KITCHEN

With a range of stylish modern wall and base units with induction hob, integrated oven, integrated fridge/freezer, washing machine and dishwasher.

SITTING ROOM

A spacious reception room with sitting and dining areas. Glazed doors lead to a balcony.

BATHROOM

A white modern suite, comprising WC, basin and large walk in shower.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A further double bedroom.

AGENT NOTE

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

OUTSIDE

The apartment has the benefit of an allocated parking space to the front of the building.

FURNISHINGS

2 beds, 2 wardrobes, table and 4 chairs and sofa bed.

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 - O2 likely. EE, Vodafone, Three limited.
Broadband - Basic 16 Mbps, Superfast 183 Mbps, Ultrafast 1800 Mbps
Satellite / Fibre TV availability - Sky and Now TV.

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=10003018975>

Planning application 1999 - Erection of 6 No. two bedroomed flats. | Trafalgar Lodge Trafalgar Road

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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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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