



**20 Russell Street, Harrogate, North Yorkshire, HG2 8DJ**

**£900 pcm**

**Bond £1,038**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 20 Russell Street, Harrogate, North Yorkshire, HG2 8DJ

A very well presented two double bedroomed mid terrace situated in this popular area close to good schools and local amenities on the South side of Harrogate. It has a high standard of decoration throughout, double glazing and a pleasant rear courtyard. Parking is on the street. EPC Rating C.

## ENTRANCE TO HALL

Gas central heating radiator, oak effect flooring.

## LIVING ROOM

14' 2" x 10' 1" (4.32m x 3.07m) Feature fireplace, large bay window, gas central heating radiator, feature interior window.

## DINING ROOM

12' 7" x 10' 4" (3.84m x 3.15m) Oak effect flooring, gas central heating radiator access to understairs storage.

## KITCHEN

8' 7" x 6' 5" (2.62m x 1.96m) A modern kitchen in white and chrome with slate tiling, under counter and wall cabinets, free standing cooker, extractor hood. Large fridge freezer, washing machine / dryer and stainless steel sink.

## FIRST FLOOR

## LANDING

Gas central heating radiator.

## BEDROOM ONE

12' 4" x 11' 1" (3.76m x 3.38m) A good sized double bedroom with built in wardrobes.

## BEDROOM TWO

12' 8" x 7' 11" (3.86m x 2.41m) Further double bedroom.

## HOUSE BATHROOM

A modern bathroom with a white suite consisting of low flush wc, pedestal hand wash basin, bath with overhead chrome shower, chrome heated towel rail and built in storage.

## OUTSIDE

A pleasant courtyard to the rear with artificial grass and paved sitting area. Parking is on the street.

## COUNCIL TAX

This property has been placed in council tax band B.

## 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. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. 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.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. 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.
15. 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.
16. This property will NOT be managed by Verity Frearson.

## Verity Frearson

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