



Flat 1, 30a Robert Street, Harrogate, North Yorkshire, HG1 1HP

£1,000 pcm Including Gas, Electric & Water Rates **Bond £1,153**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 1, 30a Robert Street, Harrogate, North Yorkshire, HG1

A well-presented and very spacious one-bedroom ground-floor apartment with integral garage in this super town centre position within easy walking distance of the West Park Stray and Harrogate train station. This excellent property offers spacious accommodation, with Karndean floor throughout the majority of the apartment. The accommodation comprises a large open-plan living space, together with modern kitchen, double bedroom and bathroom. The property has the rare benefit of an integral garage with electric door. EPC Rating C.

ACCOMMODATION

GROUND FLOOR

LIVING KITCHEN

An open-plan living room with sitting and dining areas and Modern fitted kitchen. The living room is spacious, with two windows providing plenty of natural light and a fitted bookshelf for extra storage. The modern fitted kitchen has a range of stylish wall and base units with gas hob, oven, integrated dishwasher, washing machine, fridge freezer and plenty of cupboards. A further window provides more light.

BEDROOM

A spacious double bedroom with fitted wardrobes and a large window.

BATHROOM

The bathroom includes a shower over bath, WC, washbasin with storage cupboards and heated towel rail.

OUTSIDE

A good-sized garage offers secure off-road parking and more storage. The garage has electric doors. The garage also has an integral door into the flat.

COUNCIL TAX

This property has been placed in Council Tax Band A.

SERVICES

All mains services are connected to the property. Gas, Electric & Water Rates included in rent.

Mobile coverage - O2 (EE, Vodafone, Three)

Broadband - Basic 16 Mbps, Superfast 279 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV availability - Sky, 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=10003018942>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 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

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 75 |
| (56-68) 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 | | |