



4 Farfield Avenue, Knaresborough, HG5 8HB

£1,450 pcm

Bond £1,673

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

4 Farfield Avenue, Knaresborough, HG5 8HB

A spacious and beautifully presented three bedroom detached house with garage and attractive garden, situated in this quiet position convenient for Knaresborough town Centre. This newly refurbished home provides quality accommodation with a sitting room, dining room and modern stylish fitted kitchen with separate utility/WC. Upstairs there are three good sized bedrooms together with a modern bathroom. The driveway provides ample parking and leads to a garage and there is a good sized and attractive rear garden with lawn and patio. The property is situated in this desirable and convenient location, well served by excellent local amenities, schools and close to Knaresborough town centre. EPC Rating D.

GROUND FLOOR

RECEPTION HALL

A porch leads to a large reception hall.

SITTING ROOM

A spacious reception room with window to front. Open to the dining room.

DINING ROOM

A further reception room with glazed doors leading to the garden.

KITCHEN

A stylish modern kitchen with a range of quality wall and base units with gas hob, integrated oven, dishwasher and fridge freezer.

WC/UTILITY

With WC, basin and space for a washing machine.

FIRST FLOOR

BEDROOMS

There are three good sized bedrooms on the first floor.

BATHROOM

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

OUTSIDE

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

COUNCIL TAX

This property has been placed in Council Tax Band D.

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - O2 (EE, Vodafone & Three limited indoors)
Broadband - Basic 16 Mbps, Superfast N/A Mbps, Ultrafast 1000 Mbps
Satellite / Fibre TV availability - 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=100050418189>

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	82
(81-91)	B	67
(69-80)	C	
(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		