



James Cottage, 52a Church Avenue, Harrogate, HG1 4HG

£925 pcm

Bond £1,067

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

James Cottage, 52a Church Avenue, Harrogate, HG1 4HG

A delightful and well presented two-bedroomed end terrace house located in this popular residential location, close to local amenities, to the north side of Harrogate. The accommodation briefly comprises entrance vestibule, kitchen with appliances, lounge/dining room, two bedrooms and house bathroom. The property benefits from garden to front with off-street parking space and rear courtyard garden with timber shed. Viewing strongly recommended to appreciate the quality of accommodation on offer. EPC rating D.

GROUND FLOOR

ENTRANCE VESTIBULE/UTILITY

uPVC front door gives access to entrance vestibule/utility with laminate flooring and including washing machine. Door leading to:

KITCHEN

13' 10" x 7' 0" (4.22m x 2.13m) Fitted with a range of wall and base units with inset four ring gas hob and electric oven with extractor hood over, fridge freezer and dishwasher. With laminate wood flooring and inset ceiling spot lights, opens through to:

LOUNGE/DINING ROOM

16' 2" x 12' 0" (4.93m x 3.66m) A bright and neutral room with bay window to front, laminate wood flooring, under stairs storage cupboard and stairs to first floor.

FIRST FLOOR

LANDING

With doors off to other rooms.

BEDROOM 1

10' 6" x 9' 4" (3.2m x 2.84m) A double bedroom with recessed wardrobe space.

BEDROOM 2

11' 6" x 6' 6" (3.51m x 1.98m) A further bedroom.

BATHROOM

Fitted with a modern suite comprising bath with shower over and glass shower screen, pedestal wash hand basin and low flush WC. With part-tiled walls and chrome heated towel rail.

OUTSIDE

To the front of the property is a lawned area with shrubs and flower borders and driveway providing off street parking. To the side of the property is an enclosed courtyard garden with timber shed.

COUNCIL TAX

The property has been placed in Council Tax Band B.

SERVICES

All mains services are connected to the property.

Mobile coverage - EE & Vodafone may be limited in home, Three & O2 may be unavailable in home

Broadband - Basic 10 Mbps, Superfast 85 Mbps, Ultrafast 1800 Mbps

Network availability - Openreach, Virgin, CityFibre

Information obtained via:

<https://checker.ofcom.org.uk/>

Verity Frearson

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For all enquiries contact us on:

01423 530000

lettings@verityfrearson.co.uk

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=10023253768>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months defaulting to periodic from 1st May 2026.
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.

