



30 Wharfedale Place, Harrogate, North Yorkshire, HG2 0AY

£850 pcm

Bond £980

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

30 Wharfedale Place, Harrogate, North Yorkshire, HG2 0AY

An immaculate two bedroom town house offering modernised accommodation with central heating, double glazing with modern kitchen and bathroom. The property enjoys a most convenient position on Harlow Hill, just off Otley Road, to the south side of Harrogate close to local amenities, good schools, the pine woods and Valley Gardens. EPC Rating D

LOUNGE

14' 8" x 11' 0" (4.47m x 3.35m) A pleasant good sized living room with central heating radiator and wooden flooring

BREAKFAST KITCHEN

11' 0" x 10' 0" (3.35m x 3.05m) A modern kitchen with shaker style under counter and wall cabinets, stainless steel sink, built in electric oven and hob, white splash back tiles and vinyl flooring

REAR ENTRANCE HALL

Plumbing for a Washing Machine and side entrance door

BATHROOM

A modern white bathroom suite consisting of bath with overhead shower, low flush wc, pedestal hand wash basin and heating radiator

FIRST FLOOR

BEDROOM 1

12' 3" x 11' 0" (3.73m x 3.35m) A good sized double bedroom with wooden flooring and central heating radiator

BEDROOM 2

11' 0" x 10' 0" (3.35m x 3.05m) A further double bedroom with central heating radiator and wooden flooring

OUTSIDE

A pleasant enclosed rear yard

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 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

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