



31 Fewston Drive, Harrogate, HG3 2FH

£1,400 pcm

Bond £1,615

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 31 Fewston Drive, Harrogate, HG3 2FH

A fantastic opportunity to rent a modern property forming part of this popular new development situated on the northern outskirts of Harrogate, just two miles from the town centre and surrounded by beautiful open countryside. The accommodation is appointed to a high standard with modern kitchen and bathroom fittings and integrated appliances. EPC Rating B.

## GROUND FLOOR

### SITTING ROOM

A spacious reception room with windows and glazed doors overlooking the garden. Space for sitting and dining area.

### DINING KITCHEN

With dining area and windows to front and side. The kitchen comprises a range of stylish fitted units with hob and integrated oven, fridge freezer and washing machine.

### CLOAKROOM

With WC and washbasin.

## FIRST FLOOR

### LANDING

With fitted cupboard and glazed doors leading to the sun terrace.

### BEDROOM 1

A double bedroom with full-height window.

### EN-SUITE SHOWER ROOM

Modern white suite with WC, washbasin and shower. Heated towel rail.

### BEDROOM 2

A double bedroom with full-height window.

### BATHROOM

A modern white suite with WC, washbasin, and bath with shower above. Heated towel rail.

## OUTSIDE

A driveway to the front of the property provides parking and leads to a single garage. To the rear of the property there is an attractive lawn garden and patio. The property also has the benefit of a large elevated sun terrace which is accessed from the first floor.

## COUNCIL TAX

The property has been placed in Council Tax Band C.

## SERVICES

All mains services are connected to the property. Water metered.  
Mobile coverage - EE, Vodafone, O2 (Three limited indoors)  
Broadband - Basic 23 Mbps, Superfast 74 Mbps, Ultrafast 1800 Mbps  
Network availability - Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering the area - EE, Three

Information obtained via:  
<https://checker.ofcom.org.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=10094453684>

## 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 be managed by Verity Frearson.

## Verity Frearson

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