



1 St. Marys Walk, Harrogate, HG2 0LW

£2,000 pcm

Bond £2,307

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

1 St. Marys Walk, Harrogate, HG2 0LW

An attractive end-of-terrace period property offering spacious and versatile accommodation arranged over four floors, situated in a prime position just a few moments' walk from Harrogate town centre and The Stray. The property is ideally located close to the excellent range of amenities on Cold Bath Road, including shops, cafés and bars, and lies within the catchment area for highly regarded primary and secondary schools. Combining period features with modern fittings, the property offers generous living space throughout, including multiple reception areas, four bedrooms and flexible accommodation ideal for family living. With the benefit outdoor space, this superb home is perfectly positioned for convenient access to Harrogate's town centre, schooling, and recreational facilities. EPC Rating E.

GROUND FLOOR

SITTING / DINING ROOM

A very large reception room with sitting and dining areas, bay window to the front and further window to the rear. Attractive fireplace with electric fire.

CLOAKROOM

With WC and basin.

LOWER GROUND FLOOR

KITCHEN

A modern, newly fitted kitchen with a range of stylish wall and base units, electric induction hob, integrated oven, integrated dishwasher, and freestanding washing machine and fridge freezer. Under-stairs cupboards with power and space for additional appliances.

NOTE: The washing machine and fridge are gifted to the property and will not be maintained by the landlord.

FAMILY ROOM

A further reception room providing a sitting or dining area with glazed doors leading to the front garden.

FIRST FLOOR

LANDING

BEDROOM ONE

A good-sized double bedroom with two freestanding wardrobes.

BEDROOM TWO

A further good-sized bedroom.

BATHROOM

White suite comprising WC, basin and bath. Heated towel rail & underfloor heating.

SHOWER ROOM

A white suite comprising WC, basin and shower.

SECOND FLOOR

LANDING

With freestanding wardrobe.

BEDROOM THREE

A double bedroom with ensuite.

ENSUITE

A white suite comprising WC, basin and shower.

BEDROOM FOUR

A further good-sized bedroom with window to the roof.

LOFT

A pull-down ladder provides access to the loft where there is useful storage space.

OUTSIDE

The property has an attractive front garden with planted borders and paved sitting area.

COUNCIL TAX

The property has been placed in Council Tax Band E.

All mains services are connected to the property. Water metered

Mobile coverage - EE, Vodafone, Three and O2 likely

Broadband - Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Network availability - City Fibre and Open Reach

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

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=100050409674>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 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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