



37a Chatsworth Road, Harrogate, HG1 5HX

£1,200 pcm

Bond £1,384

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

37a Chatsworth Road, Harrogate, HG1 5HX

A well presented three bedroom inner terrace, close to the Kings Road shopping parade and within easy access of the town centre.

The spacious accommodation comprises living room, breakfast kitchen, three bedrooms and luxury four piece bathroom suite. To the rear of the property is a pleasant, paved courtyard with timber fencing and hand gate to the rear access road.

LIVING ROOM

With window to the front and open fire with decorative surround.

BREAKFAST KITCHEN

With a range of cupboards, wall units, range cooker, window and door to the rear garden

CELLAR

Not suitable for dry storage

FIRST FLOOR

BEDROOM ONE

With window to the front of the property.

LUXURY BATHROOM

12' 2" x 11' 2" (3.71m x 3.42m) With free standing bath, large shower enclosure, wc, basin with vanity unit, heated towel rail and decorative fireplace.

SECOND FLOOR

BEDROOM TWO

With Velux window

BEDROOM THREE

With Velux window.

OUTSIDE

To the rear of the property is a paved courtyard garden, with timber fencing and hand gate to the rear access road.

COUNCIL TAX

The property has been placed in council tax band B.

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - EE, Vodafone, Three, O2, all good outdoor, variable in home.
Broadband - Basic 1 Mbps, Superfast 20 Mbps, Ultrafast 1000 Mbps
Network availability - OpenReach, Virgin Media, City Fibre

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=100050386797>

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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For all enquiries contact us on:

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