



**Flat 4, 18 Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0JX**

**£695 pcm**

**Bond £801**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 4, 18 Harlow Moor Drive, Harrogate, North Yorkshire,

A well presented one bedroom ground floor apartment with the benefit of private front door, situated in this extremely popular and convenient location opposite Valley Gardens and just a short walk from Harrogate town centre. The property offers self contained accommodation including bedroom, bathroom with modern fittings and open plan living kitchen. EPC Rating E.

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## GROUND FLOOR

### OPEN PLAN LIVING/KITCHEN

10' 11" x 11' 01" (3.33m x 3.38m) With modern kitchen comprising range of wall and base units and including electric oven/hob with extractor hood above, washing machine and fridge. With windows to two sides, laminate flooring and electric storage heater.

### BEDROOM

8' 6" x 9' 6" (2.59m x 2.9m) A double bedroom with window to side, laminate flooring & fitted mirrored wardrobed.

### BATHROOM

Fitted with a suite comprising low flush WC, pedestal wash hand basin, corner bath with shower above and heated towel rail.

### COUNCIL TAX

This property has been placed in council tax band A.

### SERVICES

All mains services are connected to the property with the exception of gas. Mobile coverage - O2 & Vodafone may be variable indoors. Three & EE may not be available indoors

Broadband - Basic 14 Mbps, Superfast 128 Mbps, Ultrafast 1800 Mbps  
Network availability - Openreach / CityFibre

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=10003018011>

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 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 be managed by Verity Frearson.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

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