



Flat 3, 47 St Georges Road, Harrogate, North Yorkshire, HG2 9BP

£1,100 pcm

Bond £1,269

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 3, 47 St Georges Road, Harrogate, North Yorkshire, HG2

A very spacious three-bedroom second-floor apartment with parking at the rear, situated in this most convenient location on the south side of Harrogate. This super apartment has access from the rear of this attractive period property and provides generous accommodation comprising three good-sized bedrooms, including a master bedroom with en-suite shower room, a modern bathroom and an impressive open-plan living area and kitchen. The property has the advantage of parking at the rear of the building and is situated on a quiet tree-lined avenue just off Leeds Road being well served by the excellent local amenities along Leeds Road yet within easy walking distance of Harrogate town centre via the famous Harrogate Stray. EPC rating D.

SECOND FLOOR LIVING KITCHEN

An impressive open-plan living area with sitting and dining space together with an attractive decorative fireplace and window to front. The kitchen comprises a range of modern wall and base units with work top and breakfast bar, electric hob, double oven, integrated fridge / freezer and dishwasher.

BEDROOM 1

A large double bedroom with fitted wardrobes and window to front.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

BEDROOM 2

A double bedroom with window to rear and fitted wardrobes.

BEDROOM 3

A further good-sized bedroom with window to rear and fitted cupboard.

BATHROOM

A white suite with WC, washbasin, and bath with shower above. Skylight window. Utility cupboard with washer / dryer.

OUTSIDE

There is parking at the rear of the property.

COUNCIL TAX

This property has been placed in council tax band B.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Vodafone O2 all good outdoors. Three good outdoors, variable in-home.
Broadband - Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (Amend as appropriate)
Network availability - Openreach, CityFibre, Virgin Media

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=100052007808>

TERMS

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

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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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