



17 Ashgarth Court, Harrogate, North Yorkshire, HG2 9LE

£1,250 pcm

Bond £1,442

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

17 Ashgarth Court, Harrogate, North Yorkshire, HG2 9LE

A three-bedroom town house property situated in this quiet position just off Yew Tree Lane. The superb property comprises a living room, kitchen/dining area, three bedrooms, a house bathroom and a garden to the rear. The property occupies fantastic position off the popular Yew Tree Lane and Rossett Green Lane on the south side of Harrogate, close to popular schools and excellent local amenities. EPC rating C.

GROUND FLOOR ENTRANCE HALL

Central heating radiator and cupboard.

LOUNGE

With bay window to front and central heating radiator.

DINING KITCHEN

Modern kitchen with range of wall and base units and work surfaces with inset sink unit. Integrated fridge, freezer, oven and induction hob with extractor above. Space for appliances. Window and glazed door to the rear.

FIRST FLOOR LANDING

With doors off to other rooms.

BEDROOM 1

A double bedroom with window to the front and central heating radiator.

BEDROOM 2

A double bedroom with window to rear and central heating radiator.

BEDROOM 3

Window to front and central heating radiator.

BATHROOM

White suite comprising bath with shower above, washbasin and WC. Window to rear.

OUTSIDE

To the front of the property is a lawned garden with flagged pathway leading to front door. To the rear of the property is an enclosed rear garden. Garage in a separate block to the rear of the property.

COUNCIL TAX

This property has been placed in council tax band D.

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - EE good outdoor and in-home; Vodafone and O2 good outdoor, variable in-home; Three good outdoor
Broadband - Basic 13 Mbps, Superfast 47 Mbps, Ultrafast 1000 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=100050383063>

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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