



10 Wharfedale Avenue, Harrogate, HG2 0AU

**£1,550 pcm**

**Bond £1,788**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 10 Wharfedale Avenue, Harrogate, HG2 0AU

This impressive two-bedroom mid-terrace stone-built property offers stylish and well-planned accommodation arranged over three floors, together with an enclosed south facing courtyard garden and situated in a popular and convenient location on the edge of Harrogate.

This popular location provides easy access to excellent local amenities, including local schools, it's just a short distance from Harrogate town Centre whilst being on the edge of beautiful countryside. EPC Rating D.

## GROUND FLOOR

On the ground floor there is a spacious reception room featuring a wall-mounted, remote-controlled electric fire. There is also a high-quality fitted kitchen comprising a range of stylish wall and base units with quartz worktops and breakfast bar. Integrated appliances include a fridge/freezer, oven, microwave, induction hob and dishwasher. A useful utility cupboard provides additional storage space with washer dryer.

## FIRST FLOOR

On the first floor there is a generous double bedroom together with a stunning bathroom fitted with high-quality fixtures and fittings, including a freestanding bath and a large walk-in shower.

## SECOND FLOOR

The second floor provides a further double bedroom with fitted cupboards and drawers, offering excellent storage space.

## OUTSIDE

To the rear of the property there is an enclosed courtyard garden providing an excellent outdoor sitting and entertaining area.

## COUNCIL TAX

This property has been placed in Council Tax Band B.

## SERVICES

All mains services are connected to the property. Water metered. Mobile coverage - EE, Vodafone, O2 (Three may be variable in home) Broadband - Basic 8 Mbps, Superfast 75 Mbps, Ultrafast 1800 Mbps Network availability - CityFibre, Openreach, Virgin

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=100050414490>

## 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 NOT be managed by Verity Frearson.

## Verity Frearson

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