



6 Lincoln Grove, Harrogate, HG3 2UE

£1,200 pcm

Bond £1,384

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

6 Lincoln Grove, Harrogate, HG3 2UE

A larger than average end terrace house with three double bedrooms, large living room and gardens to front and rear.

The property benefits from gas central heating, double glazing and comprises, entrance hall with two useful store cupboards and WC, large living room and kitchen. To the first floor are three double bedrooms and family bathroom. EPC Rating B.

ENTRANCE HALL

With two useful store cupboards.

WC

5' 10" x 3' 0" (1.8m x 0.92m) With WC, basin and heated towel rail.

LIVING ROOM

21' 3" x 10' 2" (6.5m x 3.1m) With windows to the front and rear of the property.

KITCHEN

10' 5" x 8' 6" (3.2m x 2.6m) With a range of wall mounted cupboards, base units and drawers, electric oven, gas hob, window and door to the rear garden.

FIRST FLOOR

BEDROOM ONE

11' 9" x 10' 2" (3.6m x 3.1m) Double bedroom with window to the rear of the property.

BEDROOM TWO

10' 2" x 9' 2" (3.1m x 2.8m) Double bedroom with window to the front of the property.

BEDROOM THREE

10' 5" x 8' 6" (3.2m x 2.6m) Double bedroom with window to the rear of the property.

BATHROOM

10' 5" x 7' 10" (3.2m x 2.4m) Comprising bath, walk in shower, basin, WC and heated towel rail.

OUTSIDE

To the front of the property is a lawned garden. To the rear of the property is a good sized lawned garden with timber boundary fencing, paved area and useful outside store. On street parking is available to the front of the property.

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - Three good, EE, Three & O2 variable indoors, Vodafone may not be available indoors
Broadband - Basic 4 Mbps, Superfast 66 Mbps, Ultrafast 1000 Mbps
Network availability - Openreach, Virgin, 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=100050399865>

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 NOT be managed by Verity Frearson.

Verity Frearson

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