



12a Radlyn Park, West End Avenue, Harrogate, HG2 9BZ

**£1,250 pcm**

**Bond £1,442**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 12a Radlyn Park, West End Avenue, Harrogate, North

A spacious ground-floor two-bedroomed apartment situated in this popular south Harrogate location. The property has been recently updated and modernised and has the benefit of double glazing and gas central heating. West End Avenue is a popular tree-lined avenue close to shops, schools, the Stray and Harrogate town centre. EPC rating C.

## GROUND FLOOR

### ENTRANCE HALL

With central heating radiator, built-in cupboard and door entry phone.

### LIVING ROOM

18' 1" x 11' 7" (5.51m x 3.53m) A spacious reception room with windows to rear and side and central heating radiators.

### KITCHEN

11' 7" x 8' 1" (3.53m x 2.46m) Newly fitted kitchen with range of wall mounted cupboards, base units, work surfaces and stainless-steel sink. With American style fridge/freezer, dishwasher, electric oven, gas hob and extractor canopy. Window to front and central heating radiator.

### BEDROOM 1

11' 9" x 10' 9" (3.58m x 3.28m) Windows to side and rear, fitted wardrobes and central heating radiator.

### BEDROOM 2

11' 10" x 9' 1" (3.61m x 2.77m) A further double bedroom with window to rear, fitted wardrobes and central heating radiator.

### UTILITY ROOM

With worktop, useful shelving, plumbing for washing machine and window to the side.

### SHOWER ROOM

Newly fitted shower room comprising of large walk in shower, wash basin, low flush wc, heated towel rail and window to the side.

### OUTSIDE

The property stands within attractive, well-maintained communal gardens. Visitor parking is available.

### UTILITIES

Water charges are included within the monthly rent.

### SERVICES

All mains services are connected to the property.  
Mobile coverage - EE, Vodafone, Three, O2 all may be limited in-home  
Broadband - Basic 12 Mbps, Superfast 267 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=10003020000>

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
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. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. 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.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. 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.
15. 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.
16. This property will be managed by Verity Frearson.

## Verity Frearson

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