



47 Willow Grove, Harrogate, North Yorkshire, HG1 4HP

£895 pcm

Bond £1,032

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A well-presented two-bedroomed terraced house with a larger-than-average courtyard garden. The accommodation includes a living room, fitted dining kitchen, two double bedrooms and bathroom, with the advantage of double glazing and gas central heating. Willow Grove is a quiet residential street situated just off King Edward's Drive, close to a range of amenities including parade of shops, regular bus service, schools, and is just a short distance from Harrogate town centre. EPC rating D.

GROUND FLOOR

LIVING ROOM

12' 11" x 11' 4" (3.94m x 3.45m) With windows to front and side, fireplace with decorative fire and central heating radiator.

Note: Fire is not in use and is decorative only.

DINING KITCHEN

12' 11" x 11' 4" (3.94m x 3.45m) With range of wall and base units and work surfaces with inset sink unit. With cooker, fridge/freezer and integrated dishwasher. With window and exterior door to rear, useful under-stairs cupboard and space for dining table.

FIRST FLOOR

LANDING

With access to boarded loft storage area.

BEDROOM ONE

12' 8" x 10' 11" (3.86m x 3.33m) A double bedroom with window to front and central heating radiator.

BEDROOM TWO

8' 6" x 7' 3" (2.59m x 2.21m) A further bedroom with window to rear and central heating radiator.

BATHROOM

Fitted with a white suite comprising low-flush WC, washbasin and bath with shower above. With chrome heated towel rail, window to side and tiling to walls and floor.

OUTSIDE

With small forecourt garden to front. A particular feature of this property is the larger-than-average enclosed garden to the rear with paved and decked sitting areas. There is also an outside storeroom (6'0" x 5'4") which has plumbing for a washing machine, a central heating radiator and window to the rear.

COUNCIL TAX

This property has been placed in council tax band B.

SERVICES

All mains services are connected to the property.

Mobile coverage - Three (EE, Vodafone & O2 may be limited indoors)

Broadband - Basic 5 Mbps, Superfast 110 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV availability - BT, Sky, Virgin

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

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=100050414799>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 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. 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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For all enquiries contact us on:

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