



**16 Burn Bridge Oval, Burn Bridge, Harrogate, HG3 1LR**

**£1,400 pcm**

**Bond £1,615**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 16 Burn Bridge Oval, Burn Bridge, Harrogate, North Yorkshire,

An attractive three-bedroomed semi-detached house in this popular and highly convenient residential suburb of Harrogate, approximately three miles from the town centre. The property offers compact and well-presented accommodation with gas central heating, double glazing, gardens and single garage. EPC Rating D.

### GROUND FLOOR

#### ENTRANCE HALL

Central heating radiator and fitted broom cupboard.

#### CLOAKROOM

Low-flush WC and washbasin. Window and heated towel rail. Gas central heating boiler and fitted storage cupboard.

#### LOUNGE

15' 0" x 11' 6" extending to 13' 2" into bay (4.57m x 3.51m) Bay window to front and central heating radiator. Corner fireplace (fire not operational).

#### DINING ROOM

10' 6" x 11' 2" max (3.2m x 3.4m) Window to rear and central heating radiator.

#### KITCHEN

7' 0" x 7' 0" (2.13m x 2.13m) Window to rear and stable door to side. Modern fittings with inset stainless-steel sink, electric hob with oven below and hood above. Bosch washing machine and microwave. Integrated dishwasher. Under-stairs cupboard.

### FIRST FLOOR

#### BEDROOM 1

13' 1" x 11' 6" (3.99m x 3.51m) Window to front, central heating radiator and two fitted double wardrobes.

#### BEDROOM 2

10' 6" x 10' 6" max (3.2m x 3.2m) Window to rear and central heating radiator.

#### BEDROOM 3

6' 3" x 8' 8" (1.91m x 2.64m) Window to front, central heating radiator and fitted cupboard.

#### BATHROOM

6' 11" x 6' 8" (2.11m x 2.03m) Modern white suite comprising low-flush WC, washbasin and bath with shower above and screen adjacent. Heated towel rail.

### OUTSIDE

Gravel driveway provides off-street parking. Detached single garage. Lawned gardens to front and rear, plus patio to rear. Electric vehicle charging point

### COUNCIL TAX

The property has been placed in Council Tax Band E.

### SERVICES

All mains services are connected to the property. Water metered.  
Mobile coverage - O2 (EE, Vodafone, Three are limited indoors)  
Broadband - Basic 5 Mbps, Superfast N/A, Ultrafast 1,000 Mbps  
Network availability - 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=100050385644>

### 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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