



18 Mallinson Oval, Harrogate, North Yorkshire, HG2 9HH

£1,395 pcm

Bond £1,609

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

18 Mallinson Oval, Harrogate, North Yorkshire, HG2 9HH

A spacious and well presented three bedroomed detached house in this quiet residential street on the south side of Harrogate, close to range of local amenities including excellent schooling. The property benefits from gas central heating, double glazing, ample parking and gardens to the rear. EPC Rating D

GROUND FLOOR

ENTRANCE HALL

Central heating radiator and under-stairs cupboard. Window to side.

CLOAKROOM

White suite comprising low-flush WC and washbasin. Window to front.

LIVING ROOM

Windows to front and side. Central heating radiator and electric fire.

DINING ROOM

Window to rear and central heating radiator.

KITCHEN

With range of modern high-gloss wall and base units and work surfaces having inset stainless-steel sink and drainer. Integrated electric oven, four-ring electric hob with extractor hood above, dishwasher and fridge/freezer. Window to rear, central heating radiator and built in cupboard.

FIRST FLOOR

LANDING

Window to side and access to roof void. Fitted airing cupboard with a combi boiler.

BEDROOM 1

A double bedroom with window to front and central heating radiator. Built-in wardrobes.

BEDROOM 2

A double bedroom with window to rear, central heating radiator and built-in wardrobes.

BEDROOM 3

A further bedroom with window to front and central heating radiator.

BATHROOM

Modern white suite comprising low flush WC, bath with shower above and wash hand basin. Central heating radiator. Window to rear.

OUTSIDE

Driveway provides off road parking and leads to a single garage with power and light and a utility area with a washing machine and drier. To the rear there is a lawned garden with paved sitting areas and well stocked borders.

COUNCIL TAX

This property has been placed in council tax band E.

SERVICES

All mains services are connected to the property. Water metered. Mobile coverage - O2 likely. EE, Vodafone, Three limited. Broadband - Basic 16 Mbps, Superfast N/A, Ultrafast 1000 Mbps Satellite / Fibre TV availability - 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=100050400518>

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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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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