



1a Roslyn Road, Harrogate, North Yorkshire, HG2 7SB

£1,650 pcm

Bond £1,903

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# 1a Roslyn Road, Harrogate, North Yorkshire, HG2 7SB

A well presented four bedroom semi-detached residence occupying a mature plot close to Harrogate's famous Stray. The accommodation has been maintained to a high standard and now offers stylish accommodation with many designer fittings. Benefitting from gas central heating, double glazing, enclosed gardens and generous single garage. EPC rating D.

## ENTRANCE HALL

With attractive exposed tongue-and-grooved flooring and double-glazed window to the front.

## CLOAKROOM

Fitted with a modern suite comprising low flush WC and pedestal wash hand basin with tiled splashbacks and tiled floor.

## LOUNGE

15' 1" x 12' 4" (4.6m x 3.76m) A spacious room with deep double glazed bow window to side, two double glazed windows to front, attractive fireplace with wood surround having iron grate with tiled inset and hearth housing living-flame gas fire. With low-level fitted storage cupboards to right hand recess and attractive fitted shelving above.

## CONSERVATORY

10' 8" x 8' 10" (3.25m x 2.69m) Being fully double glazed and with French doors leading to the private, enclosed front garden. Attractive porcelain-tiled flooring.

## OPEN-PLAN DINING KITCHEN

### KITCHEN AREA

14' 5" x 7' 4" (4.39m x 2.24m) Fitted to a high standard with an extensive range of wall and base units with work surfaces above and Belfast sink. Including large six-ring gas range cooker with stainless-steel splashback and extractor hood above, fridge freezer, dishwasher and washing machine. With attractive porcelain-tiled flooring and low-voltage spotlighting to ceiling.

### DINING AREA

12' 4" x 11' 4" (3.76m x 3.45m) A spacious area with attractive wood flooring, double glazed window to side, double glazed French door leading to side courtyard and low-voltage spotlighting to ceiling.

## FIRST FLOOR

### BEDROOM 1

15' 1" x 12' 4" (4.6m x 3.76m) A spacious double bedroom with deep double glazed bow window to side and two double glazed windows to front. With extensive range of good quality fitted wardrobes and low-voltage spotlighting to ceiling.

### BEDROOM 2

12' 4" x 11' 8" (3.76m x 3.56m) A good sized double bedroom with double glazed window to side.

### BEDROOM 3

12' 4" x 7' 3" (3.76m x 2.21m) A further bedroom with double glazed oriel window to side.

## BATHROOM

Fitted with a modern white suite comprising low flush WC, designed wash hand basin with oval bowl, panelled bath with shower attachment and fully tiled separate shower cubicle. With attractive tiling to walls and floor, chrome ladder-style heated towel rail, two double glazed windows to front and low-voltage spotlighting to ceiling.

## BEDROOM 4

24' 3" x 6' 5" (7.39m x 1.96m) widening to 8'5" With skylight windows to front and side, laminate wood flooring and fitted shelved cupboard.

## OUTSIDE

To the front of the property a flagged driveway provides off-street parking for one vehicle and leads to a good-sized DETACHED GARAGE (18'2 x 9'8) with up-and-over door to the front and access door to the side, double glazed window to rear and power & light. To the rear of the garage there is a private, enclosed courtyard enjoying a sheltered southerly aspect. To the front of the property, there is a stone-flagged forecourt, plus enclosed lawn garden with mature shrubs and bushes. Further gardens to the left-hand side of the property.

## COUNCIL TAX

This property has been placed in council tax band E.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No pets or children without landlord's consent. No sharers.
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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