



20 Belmont Road, Harrogate, North Yorkshire, HG2 0LR

£1,695 pcm

Bond £1,955

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

20 Belmont Road, Harrogate, North Yorkshire, HG2 0LR

An attractive and characterful 5 bedroom stone built town house which has been recently redecorated throughout. A generously proportioned property set over three floors with private parking to rear & close to local shops and restaurants and transport links to surrounding towns & cities. EPC rating D

GROUND FLOOR

ENTRANCE HALL

Central heating radiator.

SITTING ROOM

15' 04" Max into bay x 12' 02" (4.67m x 3.71m) Bay window to front, central heating radiator and fireplace with living-flame gas fire

DINING KITCHEN

14' 01" max into bay x 16' 0" (4.29m x 4.88m) With a range of wall and base units and work surfaces having inset stainless-steel sink and drainer. Fridge freezer, four-ring electric hob with extractor hood above, and integrated electric oven. Windows to rear.

LOWER GROUND FLOOR

CELLAR/STORAGE ROOM

Window to front and central heating radiator.

UTILITY / BOOT ROOM

11' 03" x 9' 08" (3.43m x 2.95m) With a range of wall and base units and work surfaces having inset stainless-steel sink and drainer. Windows to rear.

BATHROOM

11' 02" x 5' 07" (3.4m x 1.7m) White suite comprising low-flush WC, washbasin and 'p' shaped bath with shower above. Windows to rear and heated towel rail

FIRST FLOOR

BEDROOM 1

15' 01" max into bay x 16' 01" (4.6m x 4.9m) A large bedroom with bay window to front, central heating radiator and attractive feature fireplace (not in use)

BEDROOM 2

11' 06" x 9' 08" (3.51m x 2.95m) Window to rear, central heating radiator, washbasin and cast-iron feature fireplace (not in use)

BATHROOM

11' 05" x 5' 11" (3.48m x 1.8m) Modern white suite comprising low-flush WC, washbasin and 'p' shaped bath with shower above. Heated towel rail, window to rear and airing cupboard

SECOND FLOOR

BEDROOM 3

12' 02" x 9' 11" (3.71m x 3.02m) - restricted height Window to front, central heating radiator and ornamental fireplace, wall mounted wash hand basin

BEDROOM 4

11' 03" x 9' 07" (3.43m x 2.92m) Window to rear, central heating radiator and ornamental fireplace

BEDROOM 5

11' 05" x 6' 00" (3.48m x 1.83m) - restricted height Window to rear and, central heating radiator

SHOWER ROOM

With low-flush WC, washbasin and electric shower.

KITCHEN / UTILITY

With wall and base units and stainless-steel sink and drainer. Window to front and central heating radiator

OUTSIDE

Courtyard garden to rear providing off-street parking.

COUNCIL TAX

This property has been placed in Council Tax Band D.

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 NOT be managed by Verity Frearson.

Verity Frearson

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