



Flat 1, 61A Knaresborough Road, Harrogate, HG2 7LT

£895 pcm

Bond £1,032

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 1, 61A Knaresborough Road, Harrogate, North Yorkshire,

A two bedroomed first floor apartment with private entrance, ensuite shower room, private roof terrace, and allocated parking space situated in this convenient location, close to the Stray and Harrogate hospital. This spacious apartment provides modern accommodation, comprising a stunning open plan living area and kitchen, two double bedrooms, modern bathroom and ensuite shower room. A particular feature of the property is the large private roof terrace which is accessed via patio doors from the apartment. There is also an allocated car parking space at the rear of the building. The property is situated in this convenient location, well served by local amenities, close to the famous Harrogate Stray, Harrogate hospital and is within walking distance of the town. EPC Rating C

PRIVATE FRONT DOOR

With stairs leading to -

OPEN-PLAN LIVING ROOM/KITCHEN

19' 5" x 16' 1" (5.92m x 4.9m) A spacious open plan living space with sitting and dining areas with glazed patio doors, leading to a private roof terrace.

The kitchen comprises a stylish range of fitted wall and base units with electric hob, integrated oven, fridge and washer/dryer.

BEDROOM 1

14' 10" x 10' 10" (4.52m x 3.3m) A good sized double and benefits from an ensuite shower room. Fitted wardrobes.

ENSUITE SHOWER ROOM

A white suite comprising WC, basin and shower. Heated towel rail.

BEDROOM 2

12'2" x 10" A further double bedroom with fitted wardrobes.

BATHROOM

6' 11" x 5' 8" (2.11m x 1.73m) A white suite comprising WC, basin and bath with shower above. Heated towel rail.

OUTSIDE

The property has the benefit of a private roof terrace accessed via patio doors from the apartment. There is also an allocated car parking space at the rear of the building.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Vodafone, Three, O2
Broadband - Basic 10 Mbps, Superfast 80 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=10093031100>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 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

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			