



22 Clover Way, Harrogate, North Yorkshire, HG3 2WE

£850 pcm

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

22 Clover Way, Harrogate, North Yorkshire, HG3 2WE

A very well presented two-bedroomed semi-detached house occupying a good-sized plot with parking and attractive garden, in a super position on Clover Way close to green space and countryside beyond. The property is appointed to a good standard and the accommodation comprises a large sitting room and dining-kitchen downstairs, plus two good-sized bedrooms and a modern house bathroom on the first floor. A driveway provides parking, and at the rear of the property there is a good-sized, attractive garden. Clover Way is a quiet residential street close to open countryside, yet convenient for amenities including shops, schools and Harrogate town centre. EPC rating C.

GROUND FLOOR

ENTRANCE HALL

Central heating radiator.

SITTING ROOM

12' 11" x 14' 7" (3.94m x 4.44m) A spacious reception room with window to front and under stairs cupboard.

DINING KITCHEN

12' 11" x 9' 2" (3.94m x 2.79m) With a range of fitted modern wall and base units with electric hob and integrated double oven. Space for appliances. Spacious dining area and windows and glazed doors overlooking the garden.

FIRST FLOOR

LANDING

Window to side and access to roof void.

BEDROOM 1

12' 11" x 12' 7" (3.94m x 3.84m) A double bedroom with window to front and fitted cupboard.

BEDROOM 2

7' 11" x 11' 2" (2.41m x 3.4m) A further double bedroom with window to rear.

BATHROOM

A modern white suite with WC, basin and bath with shower above. Chrome heated towel rail and window to rear.

OUTSIDE

A drive provides off-road parking. To the rear of the property there is an attractive lawned garden and paved sitting area.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least **12 months**.
2. **No pets or sharers.** Children considered with landlord's consent.
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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