



23 Wharfedale Place, Harrogate, North Yorkshire, HG2 0AY

**£950pcm**

**Bond £1,096**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 23 Wharfedale Place, Harrogate, North Yorkshire, HG2 0AY

A two bedroomed town house offering generous accommodation with two reception rooms, two double bedrooms, modern kitchen and bathroom fittings. With gas central heating, double glazing throughout and an enclosed rear courtyard with double gates. This super property is situated on a quiet cul-de-sac in the sought after Harlow Hill district of Harrogate, well served by local shops and schools and close to both the town centre and open countryside. EPC rating D.

## GROUND FLOOR

### SITTING ROOM

13' 6" x 10' 8" (4.11m x 3.25m) With window to front, central heating radiator. Sliding cast-iron fireplace with living-flame gas fire.

### DINING ROOM

11' 1" x 12' 11" (3.38m x 3.94m) Further reception room with window to rear and central heating radiator. Understairs cupboard.

### KITCHEN

12' 0" x 8' 10" (3.66m x 2.69m) Fitted with a range of wall and base units with stainless-steel single drainer sink unit. Gas hob, extractor hood above and integrated electric oven. Including fridge/freezer, washing machine and dishwasher. Windows to side and rear, door to side leads to rear courtyard.

## FIRST FLOOR

### BEDROOM 1

14' 2" x 11' 0" (4.32m x 3.35m) With window to front and central heating radiator.

### BEDROOM 2

8' 5" x 12' 11" (2.57m x 3.94m) With window to rear and central heating radiator.

### BATHROOM

8' 10" x 12' 0" (2.69m x 3.66m) With a modern white suite comprising, low flush WC, wash-hand basin, panelled bath and separate shower cubicle. Heated towel radiator. Window to side.

### OUTSIDE

Enclosed courtyard garden to rear with double gates leading to the rear lane.

### COUNCIL TAX

The property has been placed in council tax band C.

## 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 be managed by Verity Frearson.

## Verity Frearson

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