



367a Skipton Road, Harrogate, North Yorkshire, HG1 3HF

£650 pcm

Bond £750

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A well-appointed one bed roomed first and second floor duplex apartment with modern kitchen and bathroom fittings. This super apartment has a private entrance to the rear (no communal entrance hall) accessed via external stairs, and is situated in a popular and highly convenient location, well served by local shops and services. An early internal inspection of this spacious one bed roomed apartment is recommended. Min 12 Months. EPC rating E.

EXTERNAL REAR STAIRCASE LEADS TO -

FIRST FLOOR

ENTRANCE HALL

uPVC front door and electric wall mounted heater.

KITCHEN

9' 0" max x 7' 5" (2.74m x 2.26m) Double glazed window to rear. Range of modern fittings incorporating electric hob and oven plus integrated fridge.

LOUNGE

14' 2" x 9' 9" plus double glazed bay window to front (4.32m x 2.97m) Electric wall mounted heater and modern electric fire to fireplace.

SHOWER/WC

9' 0" max x 4' 6" (2.74m x 1.37m) Modern suite in white comprising fully tiled shower cubicle, low flush WC and pedestal wash-hand basin. Electric towel rail and wall mounted heater.

SECOND FLOOR

BEDROOM

12' 9" max into eaves x 10' 8" max to wardrobes (3.89m x 3.25m) Double glazed window to rear and electric wall mounted heater. Two fitted double wardrobes.

COUNCIL TAX BAND

The property has been placed in council tax band A.

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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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. 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 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		
(55-68)	D		66
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			