



51 Valley Drive, Harrogate, North Yorkshire, HG2 0JH

£3,500 pcm

Bond £4,038

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

51 Valley Drive, Harrogate, North Yorkshire, HG2 0JH

A magnificent four bedroom London style townhouse overlooking the famous Valley Gardens. The property has been skillfully modernised to the highest of standards and the extensive accommodation can only be appreciated upon internal inspection as accommodation of this quality is rarely available on the rental market. EPC rating E.

LOWER GROUND FLOOR CELLAR

GROUND FLOOR ENTRANCE VESTIBULE

ENTRANCE HALL

DINING ROOM (17'0 x 13'6)

A spacious room with feature fireplace and bay window overlooking the front garden.

KITCHEN (16'9 x 14'6)

Fitted with a extensive range of top quality wall and base units with solid granite worktops and central island unit. Including Range style cooker, American style fridge freezer & dishwasher.

MORNING ROOM (17'0 x 13'6)

VESTIBULE

With access to:

BOILER ROOM

UTILITY ROOM (11'6 x 8'6)

DOWNSTAIRS WC

With low flush WC and wash hand basin.

FIRST FLOOR LANDING

DRAWING ROOM (21'9 x 21'0)

A magnificent room with feature fireplace.

LIBRARY (13'6 x 7'6)

A useful room.

SERVERY (14'6 x 9'0)

Fitted with a modern range of wall and base units and sink unit.

WC

With low flush WC and wash hand basin.

BEDROOM 4 (15'6 x 13'3)

A double bedroom with door leading to:

EN-SUITE BATHROOM (12'6 x 8'6)

SECOND FLOOR LANDING

With useful storage cupboards off.

BEDROOM 1 (20'9 x 17'6)

Spacious master bedroom suite with door leading to:

DRESSING ROOM (13'6 x 7'9)

With fitted cupboards and door leading to:

EN-SUITE BATHROOM (14'0 x 8'0)

BEDROOM 4 (15'6 x 13'6)

A spacious double bedroom with door leading to:

EN-SUITE BATHROOM (11'0 x 9'6)

THIRD FLOOR LANDING

DRESSING ROOM/OFFICE

BEDROOM 2 (27'0 x 16'9)

A spacious room with roof top views and door leading to:

EN-SUITE SHOWER ROOM

OUTSIDE

With paved terrace to the front and secure private parking to the rear with gated access.

SERVICES

All mains services are connected to the property.

Mobile coverage - EE, Vodafone, Three, O2 (Three may be limited indoors)

Broadband - Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV availability - BT, Sky

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=100050412189>

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 be managed by Verity Frearson.

Verity Frearson

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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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