



2 Spring Mount, Harrogate, North Yorkshire, HG1 2HX

£2,500 pcm

Bond £2,884

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 2 Spring Mount, Harrogate, North Yorkshire, HG1 2HX

A substantial six-bedroomed semi-detached period residence revealing spacious and beautifully presented accommodation, situated in this quiet cul-de-sac position just behind the Majestic Hotel being only five minutes' walk from Harrogate town centre. Arranged over three floors, this substantial home reveals stylishly presented accommodation whilst retaining an abundance of original features. Offered with gas-fired central heating, double glazing and damp proofing, the property also features a modern updated breakfast kitchen, three reception rooms, two bathrooms and an enclosed courtyard garden to the rear. EPC rating D.

## GROUND FLOOR

Front door leads to -

## ENTRANCE HALL

With central heating radiator and staircase with banisters leading to the upper floors.

## CLOAKROOM

With wall-mounted washbasin and low-flush WC.

## SITTING ROOM

Double-glazed bay window to front, central heating radiator and ceiling cornice. Cast-iron open fireplace with tiled hearth and wood surround.

## FAMILY ROOM

Double-glazed window to rear, central heating radiator and ceiling cornice.

## DINING ROOM

Double-glazed window to side, central heating radiator and fireplace with tiled hearth, cast-iron surround and coal-effect electric fire. Storage cupboard and central heating radiator.

## BREAKFAST KITCHEN

With wall and base units and work surfaces having inset 1.5-bowl sink unit and tiled splashbacks. Double-glazed window to side. Integrated electric oven with four-ring gas hob and extractor above. Integrated fridge and freezer, tiled floor, central heating radiator and double-glazed window to side. Exterior door leads to the rear courtyard.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

Double-glazed window to front, central heating radiator and cast-iron feature fireplace with wood surround and tiled hearth. Ceiling cornice.

### BEDROOM 2

Double-glazed window to rear and central heating radiator.

### BEDROOM 3

A further double bedroom with double-glazed window to rear and central heating radiator. Edit | Delete

### BATHROOM

White suite comprising shower enclosure, panelled bath, pedestal washbasin and low-flush WC. Double-glazed windows to side, tiled floor, part-tiled walls, extractor fan and chrome ladder-style heated towel rail.

## SECOND FLOOR

### HALF LANDING

### SHOWER ROOM

With shower enclosure, low-flush WC and pedestal washbasin. Part-tiled walls, skylight window, eaves storage cupboard and eaves storage.

## LANDING

Skylight window, central heating radiator and hatch to roof space.

## BEDROOM 4

A double bedroom with double-glazed window to front and central heating radiator.

## BEDROOM 5

A further double bedroom with double-glazed window to rear and central heating radiator.

## BEDROOM 6

Skylight window and central heating radiator.

## OUTSIDE

Private and enclosed decked seating and entertaining area to the rear with fenced boundary and hand gate. To the front there is a paved courtyard with low-level wall and hand gate.

## COUNCIL TAX

This property has been placed in council tax band E.

## TERMS

- To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
- 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.
- 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.
- References will be obtained using a credit reference agency.
- The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
- 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.
- The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
- 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.
- The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
- The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
- 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.
- Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
- Tenants are responsible for any permitted payments if applicable throughout the tenancy.
- 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.
- 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.
- This property will be managed by Verity Frearson.

## Verity Frearson

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

For all enquiries contact us on:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(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			