



36 Hambleton Grove, Knaresborough, North Yorkshire, HG5 0DB

£995 pcm

Bond £1,148

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

36 Hambleton Grove, Knaresborough, North Yorkshire, HG5

A well presented three bedroom semi detached property situated in this popular area within walking distance to Knaresborough town centre. With gardens to front and rear, driveway and large shed. The property has the benefit of gas central heating and double glazing. EPC rating D.

GROUND FLOOR

HALLWAY

With feature floorboards, useful understairs storage cupboard and central heating radiator.

LIVING ROOM

13' 5" x 10' 9" (4.09m x 3.28m) With feature fireplace, large double glazed window and central heating radiator.

DINING ROOM

11' 8" x 10' 6" (3.56m x 3.2m) With oak flooring and central heating radiator.

KITCHEN

16' 2" x 6' 1" (4.93m x 1.85m) Fitted with a range of modern wall and base units with granite effect worksurfaces and including integrated oven and hob with chrome extractor hood over and integrated dishwasher. Space for fridge/freezer. With stainless still sink unit, central heating radiator and views to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

13' 9" x 10' 7" (4.19m x 3.23m) A good sized double bedroom with central heating radiator.

BEDROOM 2

11' 8" x 10' 5" (3.56m x 3.18m) A further double bedroom with central heating radiator and access to loft space.

BEDROOM 3

6' 10" x 6' 2" (2.08m x 1.88m) A single bedroom.

BATHROOM

Fitted with a white suite comprising low flush WC, pedestal was hand basin and bath with overhead shower. With chrome heated towel rail and oak flooring.

OUTSIDE

With gardens to front and rear, driveway with space for two cars to side and large shed.

COUNCIL TAX

This 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. 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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