



Flat 3, 3 Valley Drive, Harrogate, North Yorkshire, HG2 0JJ

£1,250 pcm

Bond £1,442

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 3, 3 Valley Drive, Harrogate, North Yorkshire, HG2 0JJ

A stunning executive two bed roomed, two bathroom second floor apartment, newly refurbished to a high standard. The property has new fixtures and fittings throughout with gas central heating and double glazing. Situated in this highly desirable area close to and with views across Valley Gardens and close to the town centre. EPC rating C.

## COMMUNAL HALL

## SECOND FLOOR

### ENTRANCE HALL

With central heating radiator and secure entry phone.

### CLOAKROOM

With low flush WC and wash-hand basin.

### OPEN-PLAN LIVING ROOM/KITCHEN

28' 11" x 12' 05" (8.81m x 3.78m)

### LIVING ROOM

19' 10" x 12' 05" (6.05m x 3.78m) A good-sized living room with large bay window with views across Valley Gardens. Central heating radiator. Open-plan to -

### KITCHEN

11' 0" x 10' 1" (3.35m x 3.07m) A stylish newly fitted kitchen with light grey wall and under-counter cabinets with granite work surfaces. With integrated oven and hob with extractor hood above, integrated fridge/freezer, integrated dishwasher and a stainless-steel sink with granite drainer.

### UTILITY ROOM

Space and plumbing for washing machine and tumble dryer.

### BEDROOM 1

12' 06" x 13' 0" (3.81m x 3.96m) A good-sized double bedroom with space for wardrobes. Central heating radiator.

### ENSUITE BATHROOM

With a suite comprising, low flush WC, bath with overhead gravity shower and wall mounted wash-hand basin. Chrome heated towel radiator. Fully tiled.

### BEDROOM 2

11' 09" x 9' 0" (3.58m x 3m) A further double bedroom with central heating radiator.

### ENSUITE SHOWER ROOM

With a suite comprising, low flush WC, walk-in shower and wall mounted wash-hand basin. Chrome heated towel radiator. Fully tiled.

## 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

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	79	79
(55-68)	D		
(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			