



Flat 2, 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 2, 3 Valley Drive, Harrogate, North Yorkshire, HG2 0JJ

A stunning two bedroomed, two bathroom first 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 Valley Gardens and the town centre. EPC rating B.

## COMMUNAL ENTRANCE HALL

### ENTRANCE HALL

With secure entry phone and central heating radiator. Storage cupboard.

### CLOAKROOM

With low flush WC and wash-hand basin.

### OPEN-PLAN LIVING ROOM/KITCHEN

32' 10" x 11' 7" (10.01m x 3.53m)

### LIVING ROOM

20' 08" x 11' 07" (6.3m x 3.53m) A good-sized room with large bay window with space for dining table to enjoy the views over Valley Gardens. Central heating radiator.

### KITCHEN

11' 02" x 11' 08" (3.4m x 3.56m) A stunning kitchen in light grey with under-counter and wall mounted cabinets with granite work surfaces. Integrated oven and hob with extractor hood above, integrated fridge/freezer, integrated dishwasher, stainless-steel sink with flexible mixer tap and granite drainer.

### UTILITY ROOM

4' 09" x 3' 04" (1.45m x 1.02m) With space and plumbing for washing machine and tumble dryer.

### MASTER BEDROOM

14' 07" x 12' 04" (4.44m x 3.76m) A good-sized double bedroom with fitted wardrobes and central heating radiator. Also with views over Valley Gardens.

### 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

12' 09" x 12' 02" (3.89m x 3.71m) A further large bedroom with 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.

## OUTSIDE

Parking is on street and permits can be purchased from Harrogate Borough Council.

## COUNCIL TAX

This property has been placed in council tax band D.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No pets or sharers. Children accepted.
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:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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			