



Flat 5, 3 Alexandra Road, Harrogate, North Yorkshire, HG1 5JS

**£975 pcm**

**Bond £1,125**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 5, 3 Alexandra Road, Harrogate, North Yorkshire, HG1 5JS

A deceptively spacious two bedroomed second floor apartment forming the entire top floor of this well maintained and handsome period building. The accommodation has modern kitchen and bathroom fittings together with full gas central heating. Ideal location within the centre of Harrogate convenient for all the town's amenities. The property also has the benefit of a private car park to the rear. Internal inspection recommended. EPC rating C.

### PRIVATE LANDING

#### LOUNGE

16' 0" x 8' 8" (4.88m x 2.64m) With double glazed window to front.

#### OPEN PLAN TO:

#### KITCHEN

9' 0" x 8' 10" (2.74m x 2.69m) Newly fitted cupboards incorporating gas hob with extractor hood above and oven below. Gas central heating boiler.

#### BEDROOM 1

13' 2" x 11' 8" (4.01m x 3.56m) With casement window to front.

#### BEDROOM 2

10' 2" x 11' 2" Max (3.1m x 3.4m) With casement window to rear.

#### SHOWER ROOM

7' 5" x 6' 5" (2.26m x 1.96m) With skylight window to rear. Low flush WC, pedestal wash-hand basin and fully tiled shower cubicle.

#### OUTSIDE

There is a private car park to the rear of the building available on a first come first served basis.

#### COUNCIL TAX

The property has been placed in council tax band A.

#### COMMUNAL CHARGES/UTILITIES

Communal charges, water rates and electric charge payable direct to the landlord.

#### SERVICES

All mains services are connected to the property.  
Mobile coverage - EE, Three, O2 good. Vodafone variable indoors  
Broadband - Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps  
Network availability - Openreach, Virgin

Information obtained via:  
<https://checker.ofcom.org.uk/>

### 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=10003028459>

### TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months defaulting to periodic from 1st May 2026.
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. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. 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.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. 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.
16. 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.
17. 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](mailto:lettings@verityfearson.co.uk)

