4 Torrs Road, Harrogate, North Yorkshire, HG1 4TB

£950 pcm   Bond £1,096

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
· SINCE ·
1921

4 Torrs Road, Harrogate, North Yorkshire, HG1 4TB

A spacious and well presented three bedroom townhouse, situated in this popular and highly convenient location, close to the famous Harrogate Stray with good sized garden.
This excellent home provides spacious accommodation with a sitting room, modern dining kitchen and conservatory extension. Upstairs, there are three bedrooms and a bathroom. To the rear of the property there is a good sized garden with lawn and patio and useful shed. The property is situated in a convenient location, well served by local shops, close to Harrogate hospital and is just a short walk from the town centre via the famous Harrogate Stray. EPC rating C.

GROUND FLOOR
ENTRANCE HALL
With central heating radiator.

LIVING ROOM
13' 4" x 16' 2" (4.06m x 4.93m) A spacious reception room with bay window to front and attractive fireplace.

DINING KITCHEN
12' 8" x 16' 8" (3.86m x 5.08m) With a large dining area and windows to rear. The kitchen comprises a range of wall and base units with gas hob, oven, washing machine and fridge/freezer. Under stairs cupboard.

CONSERVATORY
9' 7" x 9' 1" (2.92m x 2.77m) Providing a further sitting area with windows and glazed doors overlooking the garden.

FIRST FLOOR
BATHROOM
A white suite comprising WC, basin and bath with shower above.

BEDROOM 1
13' 3" x 8' 2" (4.04m x 2.49m) A double bedroom with two windows, central heating radiator and fitted wardrobes.

BEDROOM 2
12' 8" x 9' 5" (3.86m x 2.87m) A further double bedroom with window overlooking rear garden, central heating radiator and fitted wardrobes.

BEDROOM3
5' 4" x 7' 5" (1.63m x 2.26m) A single bedroom with window and central heating radiator.

OUTSIDE
To the rear of the property there is a good sized garden with lawn and paved sitting area and timber garden 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 6 months.
2. No children without landlord's consent. Pets & sharers not 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

Energy Efficiency Rating