



15 Hill Top Close, Harrogate, North Yorkshire, HG1 3BY

£1,100 pcm

Bond £1,269

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

15 Hill Top Close, Harrogate, North Yorkshire, HG1 3BY

A spacious detached bungalow offering well presented accommodation. This super property stands within a good-sized plot with attractive gardens and generous off-street parking and garage. Situated in this popular location with excellent local amenities and a short distance from Harrogate town centre. EPC Rating D.

GROUND FLOOR

RECEPTION HALL

With central heating radiator.

SITTING ROOM

13' 10" x 11' 3" (4.22m x 3.43m) With window to front and central heating radiator. Wall mounted electric fire.

DINING KITCHEN

10' 10" x 11' 3" (3.3m x 3.43m) Fitted with a range of modern wall and base units with inset sink unit. Cooker with gas hob and extractor above.

BEDROOM 1

11' 5" x 10' 5" (3.48m x 3.18m) With window to front and central heating radiator.

BEDROOM 2

10' 11" x 10' 8" (3.33m x 3.25m) With window to rear and central heating radiator.

BEDROOM 3

11' 7" x 7' 11" (3.53m x 2.41m) With window to side and central heating radiator. Fitted wardrobe.

SHOWER ROOM

Fitted with a white suite comprising low flush WC, pedestal wash-hand basin and shower. Window to rear. Central heating radiator.

OUTSIDE

The property occupies a generous corner plot with landscaped garden to rear and generous off-street parking to front and rear together with a large garage.

COUNCIL TAX

The property has been placed in Council Tax Band D.

SERVICES

All mains services are connected to the property.

Mobile coverage - EE, Vodafone, Three, O2 (EE, Three & Vodafone may be limited indoors)

Broadband - Basic 8 Mbps, Superfast 80X Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV availability - BT, Sky, Virgin

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

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=100050395758>

Nb. shed at the back is excluded from the rental. Landlord uses it for storage.

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. 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 NOT be managed by Verity Frearson.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(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			