



Flat 4, Straysyde House, Cavendish Avenue, Harrogate, HG2 8HX

£1,400 pcm

Bond £1,615

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



Flat 4, Straysyde House, Cavendish Avenue, Harrogate, North

A beautifully presented two bedroom first floor apartment with lift access and featuring a stunning large reception room with south facing windows and balcony. This spacious apartment has two double bedrooms with views over the adjacent Stray, modern bathroom and cloakroom. The stunning kitchen has been fitted to a high standard with fully integrated appliances. Residents have use of attractive communal gardens adjoining the Stray and the apartment has one allocated car parking space and a single garage. Cavendish Avenue is a most desirable address being close to the Stray, local amenities and Harrogate town centre. EPC rating D.

FIRST FLOOR

With lift access.

RECEPTION HALL

With fitted cupboard and central heating radiator.

SITTING/DINING ROOM

20' 4" x 19' 6" (6.2m x 5.94m) A spacious reception room with windows to side and rear with a bright, light and airy south facing aspect. With central heating radiator and attractive fireplace with electric fire. Glazed doors lead to a private balcony.

BREAKFAST KITCHEN

13' 1" x 11' 0" (3.99m x 3.35m) A high quality modern kitchen with granite worktops and breakfast bar, integrated appliances include electric hob with extractor hood over, electric oven, fridge freezer, dishwasher and washer dryer. Tiled floor, central heating radiator and window to side.

CLOAKROOM

With Saniflo toilet system and basin.

BEDROOM 1

12' 1" x 14' 1" (3.68m x 4.29m) A double bedroom with windows to rear and side overlooking the communal gardens and Stray beyond. With central heating radiator and fitted wardrobes.

BEDROOM 2

13' 1" x 11' 7" (3.99m x 3.53m) A further double bedroom with central heating radiator, window to side and fitted wardrobe.

HOUSE BATHROOM

Fitted with a modern white suite comprising low flush WC, basin set within vanity unit, bathroom and separate shower. With heated towel rail, window to side and tiled floor with underfloor heating.

COUNCIL TAX

This property has been placed in council tax band F.

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 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@verityfearson.co.uk

