



50 Pennywort Grove, Harrogate, North Yorkshire, HG3 2XJ

£850 pcm

Bond £980

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

50 Pennywort Grove, Harrogate, North Yorkshire, HG3 2XJ

A two-bedroomed semi-detached house situated in a quiet cul-de-sac setting with a good-sized enclosed garden to the rear and off-street parking space. Popular residential district served by local shops and services. The property has the benefit of extensive uPVC double glazing and gas central heating. EPC rating D.

GROUND FLOOR

LOUNGE

15' 10" x 11' 9" (4.83m x 3.58m) Double-glazed window to front. Fitted gas fire with hearth.

DINING KITCHEN

11' 9" x 8' 10" (3.58m x 2.69m) Double glazed window overlooking the rear garden. uPVC exterior door leading to the rear garden. Fitted base units with work surfaces above having an inset single drainer stainless steel sink with splash backs and matching wall mounted units. Built-in gas hob with oven and built in extractor hood above.

FIRST FLOOR

BEDROOM 1

11' 9" x 10' 8" (3.58m x 3.25m) A good size double bedroom

BEDROOM 2

11' 9" x 7' 7" (3.58m x 2.31m) A further bedroom

BATHROOM

A bathroom suite comprising of low-flush w/c and pedestal hand-wash basin, tiled splash backs and bath with overhead shower. Shelved airing cupboard for storage.

OUTSIDE

A flagged forecourt garden with rockery, flagged driveway to side providing parking for one vehicle. A good sized garden to the rear.

COUNCIL TAX

This property has been placed in band B

SERVICES

All mains services are connected to the property.

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

Broadband - Basic 22 Mbps, Superfast 68 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV availability - 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=100050404744>

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 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 | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 66 | 84 |
| EU Directive 2002/91/EC | | | |
| WWW.EPC4U.COM | | | |