



3 Queens Gate, Harrogate, North Yorkshire, HG1 5RQ

£1,100 pcm

Bond £1,269

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

3 Queens Gate, Harrogate, North Yorkshire, HG1 5RQ

A very well-appointed and spacious second-floor two-bedroomed apartment with private lift access, forming part of an exclusive and prestigious development within the heart of Harrogate, having private, well-tended gardens for the benefit of the residents. This superb apartment enjoys a peaceful position in this select development and offers very comfortable accommodation with the benefit of gas central heating, double glazing and allocated off-street parking space. Queens Gate is situated within the centre of Harrogate, just a few minutes' level walk from the railway station and all of the town's amenities. Harrogate's famous Stray is also close by. EPC rating C.

GROUND FLOOR

Security-controlled entrance door leads to -

ENTRANCE HALL

With stairs and passenger lift to the upper floors. The lift serves the subject apartment exclusively.

SECOND FLOOR

Private front door leads to -

PRIVATE ENTRANCE HALL

With travertine floor tiles and two central heating radiators, each with fitted covers. Good-sized shelved storeroom, coved ceiling and intercom with video connected to the ground-floor entrance.

LOUNGE

(20' max x 13'2 narrowing to 10'2) Three double-glazed sash windows to rear and two central heating radiators, each with fitted covers. Feature fireplace and attractive egg-and-dart ceiling cornice.

BREAKFAST KITCHEN

(13'8 x 9'4) Three-double-glazed sash windows to front, central heating radiator and tiled floor. Extensive range of good quality modern fittings comprising base cupboards with granite work surfaces above having inset sink unit, granite splashbacks and matching wall-mounted units. Built-in electric hob with extractor hood above, and split-level double oven. Integrated fridge freezer, washing machine and dishwasher. Fitted cupboard houses the gas-fired central heating boiler.

BEDROOM 1

(12'1 x 11'2) Three double-glazed sash windows to front, central heating radiator with fitted cover, and coved ceiling. Fitted double wardrobe.

BEDROOM 2

(11'2 x 10'5) Double-glazed sash window to front, central heating radiator with fitted cover, and coved ceiling. Fitted wardrobes with sliding doors.

BATHROOM

(8'9 x 6'4) Double-glazed sash window to front. A modern white suite comprising low-flush WC, pedestal washbasin, panelled bath and separate corner shower cubicle. Fully tiled walls and floor. Chrome heated towel rail and wall-mounted mirror-fronted medicine cabinet.

OUTSIDE

The subject apartment has the benefit of an allocated off-street parking space situated in a private car park to the rear. Also to the rear there are attractive and well-tended enclosed communal gardens for the benefit of the residents.

COUNCIL TAX

This property has been placed in Council Tax Band E.

SERVICES

All mains services are connected to the property.

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

Broadband - Basic 15 Mbps, Superfast 196 Mbps, Ultrafast 1000 Mbps

Network availability - CityFibre, Openreach

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=10003018338>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 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

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