



109 Beckwith Road, Harrogate, North Yorkshire, HG2 0BS

**£900 pcm**

**Bond £1,038**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 109 Beckwith Road, Harrogate, North Yorkshire, HG2 0BS

A well-presented two bedroom semi detached bungalow with drive, garage and garden. The accommodation comprises two good sized bedrooms, shower room, spacious sitting room and kitchen. Beckwith Road is a popular address on the south side of Harrogate close to local shops, excellent schools and just a short distance from Harrogate town centre. EPC Rating D.

## RECEPTION HALL

Central heating radiator. Access to loft.

## SITTING ROOM

15' 5" x 10' 4" (4.7m x 3.15m) with window to front, central heating radiator, fireplace with wood surround and living flame gas fire.

## KITCHEN

9' 10" x 8' 2" (3m x 2.49m) Range of wall & base units. Sink, electric cooker with extractor hood above, washing machine. Window to rear central heating radiator and door to side.

## BEDROOM 1

13' 6" x 10' 5" (4.11m x 3.18m) Window to rear and central heating radiator.

## BEDROOM 2

9' 11" x 9' 11" (3.02m x 3.02m) Window to front and central heating radiator.

## BATHROOM

White low flush wc, basin set within vanity unit and shower. Window to side and central heating radiator.

## OUTSIDE

A drive provides off street parking and leads to a garage with electric door. To the rear is an easy to maintain garden with south west facing aspect.

## 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 12 months.
2. No pets or sharers. No children without landlord's consent.
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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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 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

