



12 Lancaster Park Road, Harrogate, North Yorkshire, HG2 7SW

£1,100 pcm

Bond £1,269

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

12 Lancaster Park Road, Harrogate, North Yorkshire, HG2 7SW

A very well presented modern three bedroom semi detached property located in this popular area, close to local amenities, Harrogate Hospital and the Stray. The property benefits from being recently refurbished throughout to a high standard with double glazing, gas central heating, pleasant rear courtyard, off street parking for up to two cars and garage to the rear. EPC rating D.

GROUND FLOOR

HALLWAY

With oak flooring and central heating radiator.

LIVING ROOM

14' 10" x 11' 5" (4.52m x 3.48m) A spacious room with large bay window, central heating radiator and double oak doors through to dining area.

KITCHEN DINER

17' 9" x 11' 8" (5.41m x 3.56m) Fitted with a modern range of shaker style wall and base units with oak work surfaces with inset stainless steel sink unit and including built in electric cooker with extractor hood over. Large dining area overlooking patio area with central heating radiator and oak flooring.

FIRST FLOOR

LANDING

With built in storage cupboard.

BEDROOM 1

14' 8" x 10' 10" (4.47m x 3.3m) A good sized double bedroom with built-in wardrobes and central heating radiator.

BEDROOM 2

12' 0" x 9' 1" (3.66m x 2.77m) A further double bedroom with built-in wardrobes and central heating radiator.

BEDROOM 3

6' 8" x 9' 1" (2.03m x 2.77m) A further bedroom with central heating radiator.

HOUSE BATHROOM

A modern bathroom with travertine tiling and fitted with a white suite comprising low flush WC, pedestal wash hand basin and bath with overhead shower. Chrome heated towel rail.

OUTSIDE

Driveway to the front offering parking for up to two cars, pleasant stone paved patio to the rear and GARAGE.

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. 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 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

