



8 Burnside Drive, Harrogate, North Yorkshire, HG1 2BH

£950 pcm

Bond £1,096

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

8 Burnside Drive, Harrogate, North Yorkshire, HG1 2BH

A spacious three bedroom semi detached house with driveway, garage and lawned gardens. This well presented house has the benefit of double glazing and gas central heating and is situated in a very popular and convenient location to the North of Harrogate town centre, close to a number of local amenities. EPC rating D.

GROUND FLOOR

RECEPTION HALL

Central heating radiator, understairs cupboard and window to rear.

LIVING ROOM/DINING ROOM

13' 8" x 22' 11" (4.17m x 6.99m) A spacious living area with oak flooring, central heating radiator and fireplace. With bay window to front and glazed patio doors leading to rear garden.

KITCHEN

9' 8" x 9' 8" (2.95m x 2.95m) Range of wall and base units, wood effect laminate work surfaces and inset sink unit and including freestanding gas cooker, washing machine and fridge. With central heating radiator, window to rear and door to side.

FIRST FLOOR

LANDING

With access to roof void and window to side.

BEDROOM 1

9' 11" x 12' 1" (3.02m x 3.68m) A double bedroom with window to rear.

BEDROOM 2

10' 0" x 12' 3" (3.05m x 3.73m) A further double bedroom with window to front and central heating radiator.

BEDROOM 3

7' 0" x 9' 10" (2.13m x 3m) A further bedroom with window to front, central heating radiator and fitted cupboard.

BATHROOM

5' 6" x 7' 7" (1.68m x 2.31m) Fitted with a white suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower above. Window to rear and central heating radiator.

OUTSIDE

Block paved drive to front provides ample off street parking and leads to GARAGE (7'10 x 24'4). Lawned gardens to front and rear with green house and wood garden shed providing useful storage area.

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

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