



**Flat 8, St Kevins Court, 34 Queens Road  
Harrogate, HG2 0HB**

**£750 pcm**

Fixed referencing & application fee of £195 per property applicable. A bond/deposit will be required in advance.

A superb two bedroom ground floor apartment situated in a sought after location within walking distance of the stray and local shops. The property briefly comprises entrance hall, lounge/dining room, kitchen, two double bedrooms, bathroom and separate WC. With communal gardens and single garage. **EPC rating C.**



Chartered Surveyors • Valuers • Estate Agents

Email: [lettings@verityfearson.co.uk](mailto:lettings@verityfearson.co.uk)

• Tudor House, Albert Street, Harrogate, HG1 1JT Tel: 01423 530000  
• 11 High Street, Pateley Bridge, HG3 5AP

## GROUND FLOOR

**SPACIOUS ENTRANCE HALL** With large walk-in storage room with shelving providing ample storage space.

## LOUNGE/DINING ROOM (14'8 x 11'10)

A bright and spacious room with large double glazed patio doors looking over the communal garden area with free standing electric fire.

## KITCHEN (11'10 x 8'6)

Fitted with a range of wall and base units with stainless steel handles and formica work surfaces. Including gas cooker and having space for a fridge and plumbing for washing machine.

## BEDROOM 1 (13'11 x 10'4)

A double bedroom with two double fitted wardrobes and views over communal gardens.

## BEDROOM 2 (11'11 x 9'11)

A double bedroom with two double fitted wardrobes.

## BATHROOM

Fitted with a white two piece suite comprising panelled bath and shower over and wash hand basin. Fully tiled with medicine cabinet.

## SEPERATE WC

With modern white low level WC and sink unit with mirror above.

## OUTSIDE

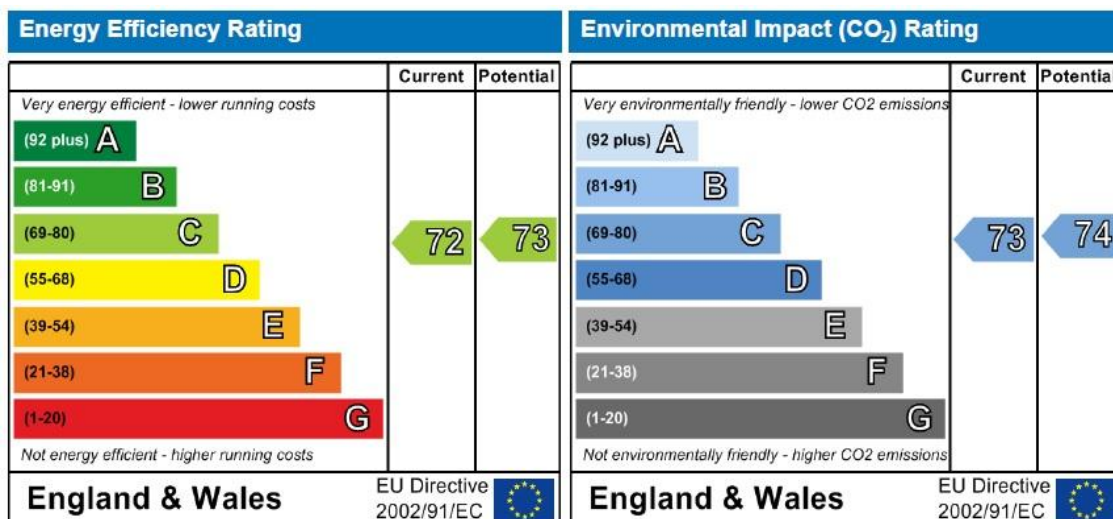
Communal Gardens and single garage.

## COUNCIL TAX

The property has been placed in council tax band D.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. References will be obtained using a credit reference agency.
3. Tenants are responsible for all legal and administrative fees, VAT and Government Stamp Duty in connection with the Tenancy Agreement.
4. No pets, children or sharers without landlord's consent.
5. 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.
6. An application fee of £195 including VAT is payable per property which covers the cost of referencing and the preparation of the Tenancy Agreement.
7. The Bond is the equivalent of one month's rent plus £100 payable in cleared funds at the commencement of the tenancy.
8. The property will be withdrawn from the market as soon as an application form is submitted and the application fee and a holding deposit has been paid.
9. The holding deposit will be used as part of your first months rent payment.
10. The move-in date must be no more than 30 days after payment of the holding deposit.
11. The application fee and holding deposit are non-returnable unless the landlord withdraws the property due to their own unforeseen circumstances.
12. If after the expiry of a fixed term both parties wish to extend the tenancy, a fee will be payable for renewing or extending the tenancy agreement on each occasion.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. This property will be managed by Verity Frearson.



Residential Sales

Residential Lettings

Commercial Property  
Services

Financial Services



Viewing is by appointment and arrangements to be made through Verity Frearson.

