



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

£995 pcm

Bond £1,148

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 8, The Mews, St Kevins Court, 34 Queens Road, Harrogate,

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.

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. 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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For all enquiries contact us on:

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