

**VERITY  
FREARSON**

THE HARROGATE LETTING AGENT

[verityfearson.co.uk](http://verityfearson.co.uk)



Flat 10 Valley Gardens Court, 9-11 Valley Drive, Harrogate, HG2 0JJ

**£725 pcm**

**Bond £836**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

# Flat 10 Valley Gardens Court, 9-11 Valley Drive, Harrogate,

A one bedroom second floor apartment in this most convenient location in Harrogate town centre opposite the Valley Gardens. The apartment provides good sized accommodation with a double bedroom with fitted wardrobes, sitting room, kitchen and bathroom. Valley Gardens Court has the advantage a lift and is located in the heart of Harrogate just a few minutes walk from an excellent range of amenities in the town centre. EPC Rating D

## SECOND FLOOR

### SITTING ROOM

With windows to side & rear and central heating radiator.

### KITCHEN

With range of wall & base units, electric hob with extractor hood above, electric oven and washing machine. Window to side and central heating radiator.

### BATHROOM

Fitted with low flush WC, basin and bath with shower above. With central heating radiator and window to side.

### BEDROOM

With fitted wardrobes, fireplace & electric fire. With window to rear and central heating radiator.

### COUNCIL TAX

This property has been placed in Council Tax Band A.

## 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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. 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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For all enquiries contact us on:

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