



88 Yarrow Drive, Harrogate, North Yorkshire, HG3 2XD

£900 pcm

Bond £1,038

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 88 Yarrow Drive, Harrogate, North Yorkshire, HG3 2XD

A well presented two double bed roomed semi-detached house in this popular location close to local amenities. The property benefits from gas central heating, driveway providing off street parking, garage and gardens to front & rear. EPC rating D.

## GROUND FLOOR

### ENTRANCE VESTIBULE

Leading to:

### LIVING ROOM

11' 8" x 20' 6" (3.56m x 6.25m) A spacious room with gas fire, central heating radiator, large window, leading to:

### KITCHEN

11' 8" x 6' 1" (3.56m x 1.85m) Fitted with a range of wall and base units and including gas cooker, freestanding washing machine and fridge. With laminate flooring, central heating radiator and door leading to the rear garden.

## FIRST FLOOR

### LANDING

With gas central heating radiator.

### BEDROOM 1

10' 6" x 9' 6" (3.2m x 2.9m) A double bedroom with built-in wardrobes and gas central heating radiator.

### BEDROOM 2

11' 8" x 9' 4" (3.56m x 2.84m) A further double bedroom with built-in wardrobes, gas central heating radiator and window overlooking rear garden.

### BATHROOM

Fitted with a grey suite comprising low flush WC, pedestal wash hand basin and bath with overhead shower. With tiled floor and window to the rear.

## OUTSIDE

With small garden area to the front, driveway to the side leading to GARAGE and a private lawned garden to the rear.

## COUNCIL TAX

This property has been placed in council tax band C.

## SERVICES

All mains services are connected to the property. Water is metered.  
Mobile coverage - EE, Vodafone, Three, O2 (Three & Vodafone may be limited indoors)

Broadband - Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps  
Satellite / Fibre TV availability - Virgin (other providers may be available with additional installation)

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

## USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property?uprn=100050415936>

## 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. 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

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			