

**VERITY
FREARSON**

THE HARROGATE LETTING AGENT

verityfearson.co.uk



Apartment 2 Park Gate, 61-63 Valley Drive, Harrogate, North Yorkshire, HG2 0JW

£995 pcm

Bond £1,148

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



Apartment 2 Park Gate, 61-63 Valley Drive, Harrogate, North

A spacious and beautifully presented two-bedroomed ground-floor apartment with a lift and a stunning outlook over the adjoining Valley Gardens. This excellent apartment has the advantage of allocated off-road parking and provides a generous, open-plan living space, with a bay window to front enjoying an outlook over the Valley Gardens, and an open-plan kitchen. There are two good-sized bedrooms, with the main bedroom having an en-suite bathroom, in addition to a shower room, a useful office and utility room. EPC rating C.

GROUND FLOOR

COMMUNAL ENTRANCE

Private front door to Apartment 2

SITTING ROOM

A spacious reception room with bay window to front with a delightful outlook to the front overlooking the Valley Gardens. Fireplace with living-flame gas fire.

KITCHEN

Having a range of wall and base units. Gas hob with extractor hood above, integrated electric oven, dishwasher, microwave and fridge / freezer.

UTILITY CUPBOARD

A useful area with storage and space and plumbing for washing machine and tumble dryer.

BEDROOM 1

An impressive master bedroom with fitted wardrobes and windows to rear and side.

EN-SUITE BATHROOM

Modern white suite comprising low-flush WC, washbasin set within a vanity unit, bath and shower. Heated towel rail.

BEDROOM 2

A further bedroom with window to rear and fitted wardrobes.

SHOWER ROOM

Modern white suite comprising low-flush WC, washbasin set within a vanity unit, separate shower cubicle. Heated towel rail, tiling to walls and floor.

OUTSIDE

The apartment has the benefit of an allocated off-road parking space adjacent to the flowerbeds at the rear of the property. The walkway path belongs to Apartment 2. The area to the front of the building is a communal space.

COUNCIL TAX

The property has been placed in Council Tax Band E

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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