



15 Stone Bramble, Harrogate, HG3 2ND

£1,175 pcm

Bond £1,355

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

15 Stone Bramble, Harrogate, HG3 2ND

A three-bedroomed semi-detached house with generous parking and garden, in a super position on Stone Bramble. This very well-appointed property is beautifully presented and comprises sitting room, dining-kitchen and conservatory and three bedrooms and modern bathroom. Stone Bramble is a quiet residential street close to open countryside yet convenient for local amenities including shops, schools and Harrogate town centre. EPC rating C.

GROUND FLOOR

PORCH

Leads to

SITTING ROOM

A spacious reception room with window to front, attractive fireplace with living flame gas fire.

DINING KITCHEN

With spacious dining area, kitchen comprising range of wall and base units, electric hob with extractor hood above, dishwasher which will be gifted to the property, plumbing for washing machine and space for fridge freezer. Useful under stairs cupboard.

CONSERVATORY

Providing a further sitting area with windows overlooking the garden and door to side.

FIRST FLOOR

BEDROOM 1

With window to front and fitted wardrobes

BEDROOM 2

With window to rear

BEDROOM 3

With window to rear

BATHROOM

Modern white suite comprising low flush wc, basin and bath with shower above. Window to side.

OUTSIDE

The property occupies a generous plot with off-street parking for 3 vehicles. Attractive lawned rear garden with paved sitting area.

COUNCIL TAX

The property has been placed in Council Tax Band C

SERVICES

All mains services are connected to the property. Water is billed on rateable value
Mobile coverage - EE, Vodafone, Three, O2 (Vodafone & EE may be limited indoors)
Broadband - Basic 4X Mbps, Superfast 240 Mbps, Ultrafast 1000 Mbps (Amend as appropriate)
Satellite / Fibre TV availability - BT, Sky, Virgin

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=100050410277>

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 NOT be managed by Verity Frearson.

Verity Frearson

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For all enquiries contact us on:

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