



**10 Ashville Grove, Harrogate, HG2 9LW**

**£1,100 pcm**

**Bond £1,269**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 10 Ashville Grove, Harrogate, HG2 9LW

A superb two-bedroomed semi-detached bungalow in this quiet cul-de-sac to the south side of Harrogate, located just off Green Lane in this popular residential district. The well maintained accommodation offers generous living space and briefly comprises: Hallway, sitting room with dining area and sliding patio doors opening to the rear garden, large kitchen, two double bedrooms and main bathroom. To the outside are attractive lawned gardens to the front and rear, a shared driveway accessed via double gates and a detached garage. We strongly recommend an early viewing. Situated in a popular residential district of Harrogate, well served by local shops and services and approximately 1.5 miles to the town centre. EPC rating D.

## RECEPTION HALL

With access to loft with pull down ladder.

## SITTING ROOM/DINING AREA

A large reception room with fire place and fitted shelving. Open plan to dining area with glazed sliding doors which lead to the garden.

## KITCHEN

With a range of fitted wall and base units gas hob with extractor hood above and integrated double oven. Integrated dishwasher, fridge and freezer and washing machine. Window to side and rear and door leads to garden.

## BEDROOM 1

A double room with bay window to front.

## BEDROOM 2

A further good sized bedroom with window to front and fitted wardrobes.

## SHOWER ROOM

A modern white suite with low flush WC, basin and shower. Tiled wall and floor and window to side.

## OUTSIDE

A shared drive leads to a single garage. Attractive lawned gardens to front and rear with planted borders and patio area to the rear.

## COUNCIL TAX

This property has been placed in valuation band D.

## SERVICES

All mains services are connected to the property. Water is billed on rateable value  
Mobile coverage - EE, Vodafone, Three, O2 (Three & Vodafone may be limited indoors)  
Broadband - Basic 16 Mbps, Superfast 58 Mbps, Ultrafast 1000 Mbps  
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=100050383107>

## 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. 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

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

For all enquiries contact us on:

01423 530000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(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			