

**VERITY
FREARSON**

THE HARROGATE LETTING AGENT

verityfearson.co.uk



Beckside, High Street, Markington, Harrogate, HG3 3NR

£1,000 pcm

Bond £1,153

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

Beckside, High Street, Markington, Harrogate, HG3 3NR

A well-presented three-bedroomed village property which provides spacious accommodation, plus a garage and off-road parking, in a delightful quiet position next to the beck. Off-road parking and rear garden with pleasant aspect over the adjoining beck. This superb property has been recently modernised and refurbished to a high standard and now provides a large open-plan modern dining kitchen together with large sitting room on the ground floor. On the upper floor there are three good-sized bedrooms with fitted wardrobes and a modern bathroom and WC. The property has a garage with off-road parking and an attractive rear garden with pleasant aspect over the adjoining beck. The sought-after village of Markington features a range of excellent amenities including a public house, village post office/ shop, community hall with adjacent all-weather tennis and basketball courts, a primary school and church. There are also a number of public pathways and bridleways which allow for a variety of walks and bike rides. Markington is within easy driving distance of Harrogate and Ripon. EPC rating C.

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with window and glazed door to front and wooden staircase leading to the first floor.

SITTING ROOM

A very spacious reception room with window to front.

DINING KITCHEN

A modern newly fitted kitchen with range of wall and base units, electric hob with extractor hood above and integrated electric oven. Integrated dishwasher and space and plumbing for a washing machine and fridge/freezer. Spacious dining area with windows and glazed door overlooking the garden.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

BEDROOM 2

A further double bedroom with window to rear. Fitted wardrobes.

BEDROOM 3

A further bedroom with window to front and fitted cupboard.

BATHROOM

A modern white suite comprising washbasin set within a vanity unit, bath with shower above. Window to rear.

SEPARATE WC

OUTSIDE

The property has the advantage of a garage which has light, power and water with space to park two vehicles in front of the garage, off the road.

To the rear of the property is an attractive private garden with lawn, patio and planted borders and a delightful aspect to the rear which overlooks the adjoining beck.

COUNCIL TAX

This property is in council tax band D.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No cats/dogs, children or sharers without landlord's consent.
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 month's 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 NOT be managed by Verity Frearson.

Verity Frearson

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For all enquiries contact us on:

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