



Flat 1, 19 Hookstone Road, Harrogate, HG2 8BT

£1,100 pcm

Bond £1,269

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 1, 19 Hookstone Road, Harrogate, HG2 8BT

A recently renovated ground floor two-bedroomed apartment with ensuite shower room and private garden situated in this sought after south Harrogate position close to excellent local amenities and Hornbeam Park Railway station. This excellent apartment offers spacious accommodation appointed to a high standard, with an open plan sitting room and dining kitchen with doors leading to the private garden. There are two bedrooms including a master bedroom with ensuite plus a house bathroom. The apartment has the rare benefit of a private courtyard garden at the rear of the property which provides an excellent outdoor entertaining space. EPC Rating C.

## GROUND FLOOR

A well maintained communal hallway. A door leads to the apartment.

## RECEPTION HALL

A spacious reception hall with large fitted cupboard.

## SITTING ROOM

A spacious reception room with large window to side overlooking the garden.

## DINING KITCHEN

With dining area and window to side and glazed doors lead to the private garden. Fitted kitchen with range of stylish wall and base units. Range cooker with gas hob and ovens and extractor hood above. Integrated dishwasher and fridge/freezer and a freestanding washer / dryer.

## BEDROOM 1

A double bedroom with window to front. Fitted wardrobes.

## ENSUITE

A white modern suite with WC, basin and large walk in shower. Heated towel rail.

## BEDROOM 2

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

## BATHROOM

A modern white suite with WC, basin and bath with shower above. Heated towel rail.

## OUTSIDE

The property has direct access to a private garden at the rear of the property providing an excellent outdoor entertaining space. A gate leads to a rear lane where further on street parking is available.

## COUNCIL TAX

The property has been placed in Council Tax Band A

## SERVICES

All mains services are connected to the property. Water billed on rateable value.  
Mobile coverage - EE, Three, O2 (Vodafone limited indoors)  
Broadband - Basic 18 Mbps, Superfast N/A Mbps, Ultrafast N/A Mbps  
Network availability - Openreach, Virgin, Cityfibre (you may be able to obtain broadband service from these Fixed Wireless Access providers covering this area - EE, Three, Quickline)

Information obtained via:  
<https://checker.ofcom.org.uk>

## 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 NOT be managed by Verity Frearson.

## Verity Frearson

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