



Flat H, Valley Court , 87 Valley Drive, Harrogate, HG2 0JP

£995 pcm

Bond £1,148

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



Flat H, Valley Court , 87 Valley Drive, Harrogate, North

A well presented two double bedroomed second floor apartment overlooking the Valley Gardens. The property benefits from having generous floor space, gas central heating, double glazing and is positioned within walking distance of excellent schools and the town centre. EPC rating C.

SECOND FLOOR

ENTRANCE HALL

With two central heating radiator and storage cupboard.

LIVING ROOM/DINING ROOM

18' 5" x 18' 11" (5.61m x 5.77m) A spacious living space with ample space for dining table and chairs, central heating radiator and views of the Valley Gardens.

KITCHEN

12' 4" x 7' 1" (3.76m x 2.16m) A modern kitchen fitted with a range of cream shaker style wall and base units with oak work surfaces and stainless steel circular sink. Including full size integrated dishwasher, integrated fridge freezer, washer/dryer, cooker/hob and extractor hood.

BEDROOM 1

11' 10" x 10' 3" (3.61m x 3.12m) A good sized double bedroom with central heating radiator and built-in wardrobes.

EN-SUITE SHOWER ROOM

A modern shower room with travertine tiling throughout and fitted with a suite comprising low flush WC, wall mounted wash hand basin and shower cubicle. With chrome heated towel rail.

BEDROOM 2

11' 2" x 10' 8" (3.4m x 3.25m) A further double bedroom with central heating radiator.

HOUSE BATHROOM

A modern bathroom comprising large bath, low flush WC and wall mounted sink. With chrome heated towel rail and being tiled throughout in travertine.

OUTSIDE

Off street parking on a first come first served basis available.

COUNCIL TAX

This property has been placed in council tax band B.

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 be managed by Verity Frearson.

Verity Frearson

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