



6 Cedar Grove, Harrogate, HG2 7AS

£1,895 pcm

Bond £2,186

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

6 Cedar Grove, Harrogate, HG2 7AS

A very well presented, modern, spacious four double bed roomed property situated within a quiet cul-de-sac, close to local amenities and a short distance from both the famous Harrogate stry and the town centre. The property provides generous accommodation with a spacious dining kitchen and large reception room together with utility room and cloakroom. On the first floor there are four double bedrooms including a master bedroom with ensuite and a house bathroom. A driveway provides ample off-street parking and there is a lawned garden and patio to the rear. EPC rating C.

GROUND FLOOR RECEPTION HALLWAY

SITTING ROOM

A spacious reception room with bay window to the rear.

DINING KITCHEN

With spacious dining area window to side and glazed doors leading to the garden. Range of wall and base units with gas hob, double oven, integrated dishwasher and fridge.

UTILITY ROOM

With fitted units and worktop. Window to front. Washing machine, tumble dryer and freestanding fridge included.

CLOAKROOM

With WC and basin.

FIRST FLOOR BEDROOM 1

A double bedroom with window to rear.

ENSUITE

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

BEDROOM TWO

A large double bedroom with window to front and fitted wardrobe.

BEDROOM THREE

A further double bedroom with window to rear.

BEDROOM FOUR

A further bedroom with window to front and fitted wardrobe.

BATHROOM

A modern white suite with WC, basin, bath and separate shower. Window to side. Heated towel rail.

OUTSIDE

A gravelled driveway provides ample off-street parking. To the rear is an attractive and good sized lawned garden with patio.

COUNCIL TAX

This property has been placed in council tax band E.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No 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 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 NOT be managed by Verity Frearson.

Verity Frearson

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

