



**29 St Lukes Court, Franklin Square, Harrogate, HG1 5DZ**

**£575 pcm**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 29 St Lukes Court, Franklin Square, Harrogate, North

A spacious and individual second-floor apartment within this stunning converted church in an extremely convenient location just off King's Road, close to a parade of shops and within easy walking distance of Harrogate town centre. The spacious studio apartment provides well-proportioned accommodation including a large open-plan living area and bedroom with attractive period features and windows together with a separate kitchen and bathroom. There is a communal laundry room and residents' car park. The apartment has the advantage of two allocated parking spaces. EPC Rating D

## ACCOMMODATION

### GROUND FLOOR

Communal front door with telephone entry system leads to -

### COMMUNAL ENTRANCE HALL

With stairs and a LIFT leading to the upper floors.

### SECOND FLOOR

#### OPEN-PLAN LIVING ROOM AND BEDROOM AREA

A large open plan-room providing a living room and bedroom area. There are attractive Gothic-style feature windows with a rooftop view over Harrogate.

### KITCHEN

A modern fitted kitchen with wall and base units. There is an electric hob and oven and space for appliances.

### BATHROOM

With WC, washbasin, and bath with shower above.

## OUTSIDE

There are well-maintained communal gardens and the apartment has the benefit of two car parking spaces.

## COUNCIL TAX

The property has been assessed as Council Tax Band A

## TERMS

1. To be let on an Assured Shorthold Tenancy for a term of 6 months.
2. No pets, children or sharers.
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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

[lettings@verityfrearson.co.uk](mailto:lettings@verityfrearson.co.uk)

| Energy Efficiency Rating                         |   | Current                 | Potential   |
|--|---|-------------------------|---|
| Very energy efficient - lower running costs      |   |                         |   |
| (92+)  | A |                         |   |
| (81-91)  | B |                         |   |
| (69-80)  | C |                         | 80  |
| (55-68)  | D |                         | 66  |
| (39-54)  | E |                         |   |
| (21-38)  | F |                         |   |
| (1-20)   | G |                         |   |
| Not energy efficient - higher running costs      |   |                         |   |
| England & Wales                                  |   | EU Directive 2002/91/EC |  |
| <a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a> |   |                         |   |