



85 Lincoln Grove, Harrogate, HG3 2UD

£685 pcm

A bond/deposit will be required in advance.

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# 85 Lincoln Grove, Harrogate, HG3 2UD

A two-bedroomed terraced property with parking and lawned gardens to front and rear. This well-appointed house has a spacious dining kitchen, sitting room, two bedrooms and bathroom, with gas central heating and double glazing. The property is situated in a quiet position in a popular residential location just north of Harrogate town centre. EPC rating C.

## GROUND FLOOR ENTRANCE PORCH

Leads to –

## SITTING ROOM

Window to front, central heating radiator and attractive fireplace with living-flame gas fire.

## DINING KITCHEN

Having a range of wall and base units and work surfaces with inset sink unit. Cooker with gas hob with extractor hood above. Window to rear and exterior door leading to the rear garden. Including table and four chairs.

## FIRST FLOOR

### BEDROOM 1

Window to front, central heating radiator and built-in cupboard. Including free-standing wardrobe with mirrored front.

### BEDROOM 2

Window to rear and central heating radiator.

## BATHROOM

White suite comprising low-flush WC, washbasin and bath with shower above. Window to rear and central heating radiator.

## OUTSIDE

Lawned garden to front and further garden to rear with lawn and paved sitting area. Parking space.

## 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. **No pets or children.** 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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.

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