

**VERITY
FREARSON**

THE HARROGATE LETTING AGENT

verityfearson.co.uk



Garden Flat, 23 Harlow Oval, Harrogate, North Yorkshire, HG2 0DS

£800 pcm

Bond £923

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



Garden Flat, 23 Harlow Oval, Harrogate, North Yorkshire, HG2

A well-presented two-bedroomed garden apartment forming part of this attractive period property within this sought-after south Harrogate location. The apartment has the advantage of its own front door and small garden area, and comprises two double bedrooms, well-equipped kitchen and bathroom and good-sized sitting room. Harlow Oval is a desirable street on the south side of Harrogate, well served by the local shopping parade on Cold Bath Road and just a short distance from the Stray, Valley Gardens and Harrogate town centre. EPC Rating E.

ACCOMMODATION

SITTING ROOM

A spacious reception room with window to rear and wall-mounted gas fire.

KITCHEN

With a range of wall and base units, electric oven and hob with extractor hood above. Space for a fridge and a washing machine. Window and door to front.

BEDROOM 1

A large double room with window to rear and fitted cupboard.

BEDROOM 2

A further double room with window to side and fitted wardrobe.

BATHROOM

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

OUTSIDE

The apartment has a small courtyard garden providing access to the front of the property.

COUNCIL TAX

This property has been placed in council tax band B.

TERMS

1. To be let on an Assured Shorthold Tenancy for a term of 6 months only.
2. No children or sharers without landlord's consent. Pets not accepted under superior lease.
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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

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For all enquiries contact us on:

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