

**VERITY  
FREARSON**

THE HARROGATE LETTING AGENT

[verityfearson.co.uk](http://verityfearson.co.uk)



Flat 2, 1 Treesdale Road, Harrogate, North Yorkshire, HG2 0LX

**£695 pcm**

**Bond £801**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

# Flat 2, 1 Treesdale Road, Harrogate, North Yorkshire, HG2 0LX

A spacious and very well presented one bed roomed first floor apartment in this most convenient location just off Cold Bath Road. The property has a very spacious reception room together with modern fitted kitchen and bathroom and a good sized double bedroom. The apartment is on the first floor of this attractive period property situated just off Cold Bath Road within easy walking distance of a range of local shops and amenities and just a short distance from the stray and Harrogate town centre. EPC Rating D.

## GROUND FLOOR

### COMMUNAL ENTRANCE

With stairs to first floor.

## FIRST FLOOR

### ENTRANCE HALL

With doors off to other rooms.

### SITTING ROOM

A spacious reception room with windows to the side and front.

### KITCHEN

Modern fitted kitchen with range of wall and base units. Electric hob with oven below and extractor hood above and a gifted free standing fridge freezer.

### UTILITY ROOM

A separate utility area with plumbing for washing machine

### DOUBLE BEDROOM

A spacious double bedroom with window to side.

### BATHROOM

With modern white suite comprising bath with shower over, hand basin and low flush WC. Heated towel rail and window to side.

### 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 without landlord's consent. No 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

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