



Flat 2, 134 Valley Drive, Harrogate, HG2 0JS

£850 pcm

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 2, 134 Valley Drive, Harrogate, HG2 0JS

A spacious and well presented two bedroomed first floor apartment in this most convenient location next to the Valley Gardens and close to the parade of shops on Cold Bath Road and just a short walk from Harrogate town centre. This well presented apartment has high ceilings and spacious accommodation which includes a large living room together with modern kitchen and newly fitted house bathroom and two good sized bedrooms. With private car parking space to the rear of the property. EPC Rating C.

FIRST FLOOR

SITTING ROOM

A spacious reception room with window to front and attractive fireplace with living flame gas fire.

DINING KITCHEN

Fitted with a range of wall and base units and including gas hob with extractor hood above, integrated electric oven, washing machine, tumble dryer and fridge freezer. Window to rear.

BEDROOM 1

A double bedroom with wardrobes and window to rear.

BEDROOM 2

A further bedroom with window to front.

BATHROOM

Fitted with a modern white suite comprising WC, basin set within a vanity unit, bath with shower above and tiled walls and floor.

PARKING

Private car parking space to the rear of the property.

COUNCIL TAX

The 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 children or sharers without landlord's consent. No pets.
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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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

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