



Flat 4, 70 Franklin Road, Harrogate, HG1 5EN

£450 pcm

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# Flat 4, 70 Franklin Road, Harrogate, HG1 5EN

A well presented one bedroomed first floor studio apartment situated in a convenient town centre location. The apartment is presented to a high standard with an open plan living and bedroom space equipped with modern kitchen and shower room. On street permit parking is available.

The property forms part of an attractive period property situated on a quiet tree-lined street yet is just a few minutes' walk from Harrogate town centre and the railway station. EPC Rating E.

## LIVING AREA/BEDROOM

An open plan living space and bedroom with windows to side and rear. The modern fitted kitchen has a range of wall and base units with electric hob, microwave oven, sink, integrated fridge with freezer drawer. \*Note there are no clothes washing facilities in the property.

## SHOWER ROOM

A modern suite with WC, basin and shower. Tiled walls and floor, window to side and heated towel rail.

## OUTSIDE

On street parking is available with a permit available from Harrogate Borough Council.

## UTILITIES

Rent includes electric and water rates

## COUNCIL TAX

Rent includes Council Tax

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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 NOT be managed by Verity Frearson.

## Verity Frearson

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