



Flat 1, 21 Kings Road, Harrogate, North Yorkshire, HG1 5JY

£950 pcm

Bond £1,096

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 1, 21 Kings Road, Harrogate, North Yorkshire, HG1 5JY

A spacious and well-presented 2 bedroom ground floor apartment in this convenient town centre location with off road parking. The spacious accommodation is arranged over the ground floor of this period town house with generous open plan living space and kitchen, 2 bedrooms, modern house bathroom and en-suite shower room. The apartment is situated in the heart of Harrogate Town Centre with all of the towns amenities within a few minutes walk. EPC rating D

LIVING ROOM / KITCHEN

24' 4" x 14' 7" (7.42m x 4.44m) An impressive open plan living space with bay window to the front and ornamental fireplace.

Open plan to kitchen with range of wall & base units, sink, gas hob with extractor hood above, integrated electric oven, dish washer and fridge freezer

BEDROOM 1

12' 7" x 8' 8" (3.84m x 2.64m) Double bedroom with window to rear and central heating radiator

EN-SUITE

With low flush wc, basin, shower, window to side and heated towel rail

HALL

12' 7" x 8' 8" (3.84m x 2.64m) A spacious hall with fitted storage cupboards, central heating radiator, potential study area and utility cupboard with washing machine

BEDROOM 2

8' 6" x 11' 8" (2.59m x 3.56m) A further double room with windows to rear and central heating radiator

BATHROOM

White suite comprising low flush wc, basin, bath with shower above, window to side and heated towel rail

OUTSIDE

The apartment has the benefit of an allocated parking space to the rear of the building

COUNCIL TAX

This property has been placed in Council Tax Band A

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
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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