



Cedar House, 15 Hazel Drive, Burn Bridge, Harrogate, HG3 1NY

£2,995 pcm

Bond £3,455

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Cedar House, 15 Hazel Drive, Burn Bridge, Harrogate, HG3

A newly refurbished 4-bedroom detached house in a sought after area, close to Harrogate town centre, boasts spacious, flexible accommodation. The ground floor features an open-plan kitchen and dining area with sleek central island, and access to decking and garden. The property benefits a separate utility, WC, a large living room & furthermore a study/additional bedroom. Upstairs, four double bedrooms, including a master with en-suite, all with built-in wardrobes, plus additional family bathroom. Outside offers a double driveway, single garage, and attractive gardens. Close to amenities, schools, transport links, and countryside views. Situated on a quiet street this property offers convenience and charm. EPC Rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room with feature fireplace and bay window.

CLOAKROOM

With WC and basin set within a vanity unit.

LIVING KITCHEN

With spacious sitting and dining areas with glazed doors leading to the garden. The kitchen comprises a range of modern fitted wall and base unit with island and breakfast bar. Induction hob, integrated oven, microwave, fridge/freezer and dishwasher.

SNUG/OFFICE

A further reception room or potential work space with fitted wardrobes and cupboards.

FIRST FLOOR

BEDROOMS

There are four bedrooms on the first floor each with fitted wardrobes. The main bedroom has an ensuite shower room.

ENSUITE

A white modern suite comprising WC, bidet, basin set within a vanity unit and shower. Tiled walls and floor. Heated towel rail.

BATHROOM

A modern suite comprising WC, basin set within a vanity unit and bath with shower above. Tiled walls and floor. Heated towel rail.

OUTSIDE

A driveway provides parking and leads to a single garage.

To the rear of the property, there is an attractive garden with lawn and decked sitting area.

COUNCIL TAX

This property has been placed in Council Tax Band G

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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