

**VERITY  
FREARSON**

THE HARROGATE LETTING AGENT

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



107 Arthurs Avenue, Harrogate, North Yorkshire, HG2 0EB

**£1,150 pcm**

**Bond £1,326**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# 107 Arthurs Avenue, Harrogate, North Yorkshire, HG2 0EB

An well presented semi-detached house offering three-bedroomed accommodation with the benefit of gas central heating and double glazing, plus gardens to front and rear together with driveway to side providing off-street parking. EPC rating D.

## GROUND FLOOR

### ENTRANCE PORCH

### LOUNGE

(14'10 max x 13'8) Double-glazed window to front and central heating radiator.

### DINING KITCHEN

(14'10 x 9'5) Double-glazed window and double-glazed French doors to rear. Central heating radiator. Range of modern, good quality fittings with single-drainer stainless-steel sink and wall-mounted units. Electric hob with oven below and extractor hood above. Plumbing for washing machine. Gas central heating boiler.

## FIRST FLOOR

### BEDROOM 1

(12'10 x 8'7) Double-glazed window to front, central heating radiator and two double wardrobes.

### BEDROOM 2

(10'4 x 8'7 Double-glazed window to rear and central heating radiator.

### BEDROOM 3

(6'3 x 5'10) Double-glazed window to front, central heating radiator and fitted storage cupboard.

### BATHROOM

(5'10 x 5'7) Double-glazed window to rear. Panelled bath with shower above and screen adjacent, low-flush WC and pedestal washbasin. Central heating radiator. Half-tiled walls and fully tiled shower area above bath.

### OUTSIDE

Lawned garden to front. Tarmac drive to side providing ample parking. Enclosed lawned garden to rear with pleasant aspect over school playing fields.

### COUNCIL TAX

This property has been placed in Council Tax band D.

## 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 NOT be managed by Verity Frearson.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

# 01423 530000

lettings@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			