



9 Cheltenham Mount, Harrogate, North Yorkshire, HG1 1DW

£925 pcm

Bond £1,067

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



9 Cheltenham Mount, Harrogate, North Yorkshire, HG1 1DW

A well presented self contained first and second floor duplex apartment with two double bedrooms and two bathrooms situated in the heart of Harrogate. The property also benefits from central heating and allocated off street parking space. EPC rating D.

GROUND FLOOR

Private front door leads to -

PRIVATE ENTRANCE HALL

With stairs to first floor.

FIRST FLOOR

LOUNGE

16' 3" x 11' 2" (4.95m x 3.4m) A good sized room featuring recessed fireplace with inset stone lintel, radiator and two windows.

DINING KITCHEN

12' 4" x 10' 0" (3.76m x 3.05m) A modern cream vinyl kitchen with range of shaker style wall and base units and including integrated oven, gas hob and extractor hood, freestanding washing machine and fridge freezer. With radiator.

BATHROOM

A modern bathroom tiled in travertine and comprising low flush WC, pedestal wash hand basin, large bath and separate shower cubicle with chrome towel rail.

SECOND FLOOR

LANDING

With useful storage room.

BEDROOM 1

16' 3" x 11' 2" (4.95m x 3.4m) A good sized double with two radiators.

BEDROOM 2

11' 5" x 12' 5" (3.48m x 3.78m) A further good sized double bedroom with radiator.

SHOWER ROOM

A modern suite in white with travertine tiling comprising of low flush WC, pedestal wash hand basin and large shower area. White heated towel rail.

OUTSIDE

The property benefits from allocated off street parking space to the rear of the property. Further residential parking permits can be obtained from Harrogate Borough Council for parking on-street.

COUNCIL TAX

This 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 pets, children or sharers without landlord's consent.
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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