1 Prospect Terrace, Kettlesing, Harrogate, HG3 2LD

£795 pcm   Bond £917

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

1 Prospect Terrace, Kettlesing, Harrogate, HG3 2LD

A charming one bedroomed cottage, providing well presented accommodation, situated in the popular village of Kettlesing, well served by amenities and surrounded by beautiful countryside. The property provides accommodation with a sitting room, well equipped kitchen, a modern bathroom and a double bedroom. There is also a large loft which provides useful storage space. Kettlesing is a popular village with excellent local amenities including primary school and public house and is conveniently situated just a 15 minute drive from Harrogate and is surrounded by beautiful open countryside. EPC Rating E.

GROUND FLOOR
SITTING ROOM
A reception room with window to front.

KITCHEN
With a range of fitted units with electric hob, integrated oven and space for appliances.

FIRST FLOOR
BEDROOM
A double bedroom with fitted wardrobes.

BATHROOM
A white suite comprising WC, basin and bath with shower above.

SECOND FLOOR

LOFT
Fitted steps lead to a large loft area which provides excellent storage space.

HEATING
The property has an electric heating system.

OUTSIDE
There is no outside space with the property. Parking is available on the street.

COUNCIL TAX
The 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. 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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.