



3 Devonshire Mews, Harrogate, HG1 4DU

£725 pcm

Bond £836

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A well-presented one-bedroom ground-floor apartment forming part of this modern development, close to excellent local amenities and the famous Harrogate Stray. This excellent property provides accommodation comprising an open-plan kitchen and living area, double bedroom and modern bathroom, together with reception hall and utility cupboard. The property has the benefit of an electric heating system and is situated in this delightful position overlooking the adjoining bowling green within a few minutes' walk of Harrogate town centre. EPC Rating D.

GROUND FLOOR

RECEPTION HALL

LIVING KITCHEN

An open-plan living space with sitting and dining area and a kitchen with a range of fitted units with electric hob, integrated oven, fridge and space for appliances.

Note: Fridge is gifted to the property.

BEDROOM

A double bedroom with window to side.

BATHROOM

A white, modern suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

UTILITY CUPBOARD

With washing machine.

Note: The washing machine is gifted to the property.

AGENTS NOTE

The apartment has electric heating.

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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has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