

**VERITY  
FREARSON**

THE HARROGATE LETTING AGENT

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



**8 Clover Way, Killinghall, Harrogate, HG3 2WE**

**£895 pcm**

**Bond £1,032**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# 8 Clover Way, Killinghall, Harrogate, HG3 2WE

An Immaculately presented two-bedroomed semi-detached house with parking and good-sized garden, in a super position on Clover Way close to green space and countryside beyond. This spacious and well-presented property comprises a sitting room. Brand new kitchen dining area, two double bedrooms with brand new carpets. Newly fitted house bathroom offering a white three piece suite with shower over bath. A driveway provides parking, and at the rear of the property there is a good-sized, attractive garden. Clover Way is a quiet residential street close to open countryside yet convenient for local amenities including shops, schools and Harrogate town centre. EPC Rating C.

## GROUND FLOOR

### SITTING ROOM

A spacious reception room with window to front and under stairs cupboard.

### DINING KITCHEN

Newly fitted With a range of wall and base units with gas hob, integrated oven and space and plumbing for appliances. Dining area with windows glazed door overlooking the garden.

## FIRST FLOOR

### BEDROOM 1

A double bedroom with window to front, fitted cupboard and newly fitted carpets.

### BEDROOM 2

A further bedroom with window to rear plus newly fitted carpets

### BATHROOM

Newly fitted. With WC, washbasin, and bath with shower above. Window to rear.

### OUTSIDE

A driveway provides off-road parking. To the rear there is a lawned garden with well-stocked borders. A sunken patio provides a private sitting area.

### COUNCIL TAX

The property has been placed in valuation band C.

## 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.

## Verity Frearson

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

