



63 Hutton Gate, Harrogate, HG2 9QG

£1,595 pcm

Bond £1,840

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

63 Hutton Gate, Harrogate, HG2 9QG

A spacious and well presented three bed roomed townhouse offering well proportioned accommodation in this popular and convenient location on the south side of Harrogate. The property has a advantage of parking and a single garage together with an attractive south facing garden. The accommodation is arranged over three levels and has two reception rooms together with a stylish fitted kitchen, downstairs WC, three bedrooms, ensuite shower room and bathroom. The property forms part of this modern development situated in a most convenient location on the south side of Harrogate close to popular local schools and amenities. EPC Rating C.

GROUND FLOOR

KITCHEN

A modern fitted kitchen with a range of stylish wall and base units with gas hob, double oven, integrated fridge / freezer, drinks fridge, integrated dishwasher, washing machine and boiling water tap.

FAMILY ROOM

A further reception room providing a dining or sitting area with windows and glazed doors overlooking the garden.

CLOAKROOM

With WC and basin set within a vanity unit.

FIRST FLOOR

SITTING ROOM

A spacious reception room with windows to front.

BEDROOM 1

A double bedroom with fitted wardrobes and windows to rear.

ENSUITE

A modern white suite with WC, basin and large walk-in shower. Tiled walls and floor.

SECOND FLOOR

BEDROOM 2

A double bedroom with window to front.

BEDROOM 3

A double bedroom with windows to rear.

BATHROOM

Modern white suite with WC, basin and bath with shower above. Tiled walls and floor.

OUTSIDE

To the rear of the property there is an attractive garden with lawn and patio well stocked borders. Single garage and parking space.

COUNCIL TAX

The property has been placed in Council Tax Band E.

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 to ensure the property is suitable before viewing. Sorry no sharers.
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. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. 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.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. 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.
16. 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.
17. This property will be managed by Verity Frearson.

Verity Frearson

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For all enquiries contact us on:

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