



**Flat 4, 8 Lindley Mews, Harrogate, HG3 2FQ**

**£1,025 pcm**

**Bond £1,182**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 4, 8 Lindley Mews, Harrogate, HG3 2FQ

Flat 4, 8 Lindley Mews is a contemporary two bedroomed ground floor apartment with a private entrance, outdoor terrace and parking. The accommodation has impressive open plan living space with sitting and dining areas together with a utility room, 2 bedrooms, ensuite and a modern bathroom. EPC Rating B.

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Watling Grange is a luxurious collection of two, three, four and five-bedroom homes, off Skipton Road. Surrounded by beautiful open countryside, Watling Grange offers contemporary and design-led homes alongside thoughtfully planned outdoor spaces, just two miles from the centre of Harrogate.

From high-street names to designer boutiques, Harrogate has it all. Explore the stylish independent shops of Commercial Street and Kings Road or indulge in a bit of lifestyle and interiors shopping on James Street and Princes Street. Enjoy a perfect night at the movies at the Everyman Cinema or an intimate speakeasy-style evening at the Blues Cafe Bar. Theatre lovers can experience a range of great shows at the Harrogate Theatre or the Royal Hall. If you're a parent, schools will be at the top of your agenda. Harrogate is home to a range of high-quality schools for all ages offering both state and private education. Watling Grange is in a great location for commuters, with frequent trains from Harrogate station just over two miles away. Jet off to a range of destinations from Leeds Bradford Airport (only a 30-minute drive away) or Manchester Airport (just over a 90-minute drive away).

## GROUND FLOOR LIVING AREA/KITCHEN

A stunning open plan living space with sitting and dining areas, windows to 2 sides and glazed doors leading to a private outdoor terrace. The kitchen comprises a range of stylish fitted wall and base units with integrated Bosch appliances including an induction hob, integrated oven, dishwasher fridge and freezer.

## UTILITY

With freestanding washing machine.

## BEDROOM 1

A double bedroom with fitted wardrobes and window to side.

## ENSUITE

With WC, basin and shower. Heated towel rail.

## BEDROOM 2

A double bedroom with fitted wardrobe.

## BATHROOM

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

## OUTSIDE

The property has a private outdoor covered terrace which provides an excellent outdoor entertaining space and an allocated off-road parking space.

## 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 12 months.
2. No sharers without landlord's consent. Children and pets considered - max 2 pets - see pet policy.
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 of £100 is 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 should be within 2 weeks of the viewing. 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:

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lettings@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			