



Flat 1, 5 Valley Drive, Harrogate, North Yorkshire, HG2 0JJ

**£1,395 pcm**

**Bond £1,609**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 1, 5 Valley Drive, Harrogate, North Yorkshire, HG2 0JJ

A stunning two bedroom, two bathroom ground floor apartment situated in this highly desirable area close to Valley Gardens and the town centre. With pleasant rear patio area. EPC rating B.

## COMMUNAL ENTRANCE HALL ENTRANCE HALL

With central heating radiator and secure entry phone.

## CLOAKROOM

With low flush WC and wall mounted wash-hand basin in white.

## KITCHEN

21' 03" x 12' 06" (6.48m x 3.81m) A stunning kitchen with under-counter and wall mounted cabinets, integrated fridge/freezer, integrated oven and hob with extractor hood above, integrated dishwasher, stainless-steel sink and flexible mixer tap with granite drainer, granite work surfaces and ample storage space. Large double glazed bay window with space for a dining table looking out onto views of Valley Gardens. Open-plan leads into

## UTILITY ROOM

5' 06" x 2' 11" (1.68m x 0.89m) With space and plumbing for washing machine and tumble dryer.

## LIVING ROOM

21' 02" x 13' 06" (6.45m x 4.11m) A good-sized living room with a bay window with views of Valley Gardens. Central heating radiator.

## MASTER BEDROOM

13' 10" x 13' 03" (4.22m x 4.04m) A good-sized double bedroom, two central heating radiators and space for wardrobes. Access to outside patio area.

## ENSUITE

A white designer suite comprising, low flush WC, wall mounted wash-hand basin, bath with overhead gravity shower. Chrome heated towel rail. Tiled throughout.

## BEDROOM 2

11' 0" x 10' 5" (3.35m x 3.18m) A further large double bedroom with two built-in wardrobes and two central heating radiators.

## ENSUITE SHOWER ROOM

With a large walk-in shower, low flush WC and wall mounted wash-hand basin. Built-in towel storage cupboard. Chrome heated towel radiator.

## OUTSIDE

The apartment enjoys the benefit of an attractive paved and private rear patio area accessed from the master ensuite bedroom. Parking is on street and permits can be purchased from Harrogate Borough Council.

## COUNCIL TAX BAND

The apartment 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 12 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. 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

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(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			