



58 Park House Green, Harrogate, HG1 3HW

£1,450 pcm

Bond £1,673

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

58 Park House Green, Harrogate, HG1 3HW

A spacious three-bedroom detached house with driveway, garage and garden, situated on this quiet residential street, well served by local amenities and close to Harrogate town centre. A spacious property provides generous and flexible accommodation with two reception rooms together with a fitted kitchen, downstairs shower room, three bedrooms and bathroom. The property has a generous drive providing parking which leads to a single garage and there is a good sized rear garden with lawn, patio and decked sitting area. The property is situated in this convenient location, well served by local amenities and is just a short distance from Harrogate town centre. EPC Rating C.

GROUND FLOOR

KITCHEN

With a range of fitted wall and base units with gas hob, double oven, integrated fridge and freezer and space for appliances.

SITTING ROOM

A spacious reception room.

FAMILY ROOM

A further reception room with glazed doors leading to the garden.

SHOWER ROOM

A white suite with WC, basin and shower.

FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor.

BATHROOM

A white suite comprising WC, basin and bath with shower above.

OUTSIDE

A drive provides parking and leads to the garage. To the rear of the property. There is a good size garden with decked sitting area, lawn and patio.

COUNCIL TAX

This property has been placed in Council Tax Band C.

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 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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			