



8 Valley Road, Harrogate, HG2 0JQ

£1,600 pcm

Bond £1,846

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 8 Valley Road, Harrogate, HG2 0JQ

An attractive four bedroomed middle of terraced stone fronted property with courtyard garden, situated in this prime Harrogate position close to the valley Gardens, the town centre and the amenities along Cold Bath Road. This excellent property provides generous accommodation with two reception rooms together with a dining kitchen on the ground floor. Upstairs there are four good sized bedrooms and a modern bathroom. To the rear of the property there is an attractive courtyard garden with paved and decked sitting areas providing an excellent outdoor entertaining space. The property is situated in this super location within a few minutes walk of the town centre. EPC Rating D.

## GROUND FLOOR

### SITTING ROOM

With bay window and fireplace with living flame gas fire. Open plan to the dining room.

### DINING ROOM

A further reception room with ornamental fireplace.

### CLOAKROOM

With WC and basin.

### DINING KITCHEN

With fitted dining table, window to rear and glazed doors leading to the garden. The kitchen comprises a range of wall and base unit with range cooker, washing machine, space for tumble dryer, fridge/freezer and integrated dishwasher.

### BEDROOMS

There are four good sized bedrooms arranged over the first and second floors with sash windows and ornamental fireplaces.

### BATHROOM

On the first floor there is a modern white suite with WC, basin set with a new vanity unit, bath and shower. Tiled walls and floor and heated towel rail.

### OUTSIDE

To the rear of the property there is an enclosed courtyard garden with decked and paved sitting areas and store.

### COUNCIL TAX

The 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 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 be managed by Verity Frearson.

## Verity Frearson

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