



**6 Springfield Court, Springfield Avenue, Harrogate, HG1 2HR**

**£1,200 pcm**

**Bond £1,384**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 6 Springfield Court, Springfield Avenue, Harrogate, HG1 2HR

A stunning two bedroom ground floor apartment forming part of this fashionable development in the heart of Harrogate town centre. Particular features to the apartment are the private entrance, outside terrace and parking. The apartment offers well appointed and stylish accommodation comprising open plan living space with fitted kitchen, two double bedrooms, ensuite shower room and house bathroom. EPC Rating D.

## GROUND FLOOR

### ENTRANCE HALL

With wood flooring, heater and useful storage cupboard.

### LIVING / DINING AREA

A good size living / dining room with wood flooring, heater, window and door leading to outside.

### KITCHEN AREA

A modern, well equipped kitchen with range of wall & base units, oven with hob above and breakfast bar.

### BEDROOM 1

A good size double bedroom with heater and door to private terrace.

### ENSUITE

Fully tiled fitted with three piece white suite comprising bath with shower over, wc and wash hand basin. Heated towel rail and underfloor heating.

### BEDROOM 2

A further double bedroom with with heater and window.

### SHOWER ROOM

Fully tiled comprising walk in shower, WC and hand wash basin. Heated towel rail and underfloor heating.

### OUTSIDE

Private terrace to the rear accessed from the main bedroom providing excellent outdoor entertaining space. The apartment has the benefit of an allocated parking space.

### COUNCIL TAX

This property has been placed in council tax band D.

## 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. 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		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			