



**Flat M, 89 Valley Drive, Harrogate, North Yorkshire, HG2 0JP**

**£975 pcm**

**Bond £1,125**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# Flat M, 89 Valley Drive, Harrogate, North Yorkshire, HG2 0JP

A beautifully presented raised ground-floor two-bedroomed apartment in this much sought-after location overlooking Harrogate's famous Valley Gardens. The property benefits from an entry-phone system, double glazing and gas central heating and is situated within easy walking distance of Harrogate town centre and the popular Cold Bath Road shopping parade. Private off-road parking is available at the rear of the property. EPC rating E.

## GROUND FLOOR

### ENTRANCE HALL

With central heating radiator and built-in storage cupboard.

### SITTING ROOM

A very spacious reception room with bay window to front overlooking the Valley Gardens, central heating radiator and inset living-flame gas fire.

### KITCHEN

With range of modern wall and base units and work surfaces having inset sink unit. Four-ring gas hob with extractor hood above, integrated electric oven, washing machine, fridge and dishwasher. Window to side

### BEDROOM 1

A double bedroom with window to rear, built-in wardrobes and central heating radiator

### BEDROOM 2

A further bedroom with window to side and central heating radiator. Built-in wardrobes

### SHOWER ROOM

With low-flush WC, washbasin and walk-in shower. Travertine tiling to walls and floor

### OUTSIDE

To the front of the property are communal gardens, and to the rear there is ample parking space on a first-come, first-served basis

### 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 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@verityfrearson.co.uk

