



28 Wentworth Court, Beech Grove, Harrogate, HG2 0EL

**£850 pcm**

**Bond £980**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 28 Wentworth Court, Beech Grove, Harrogate, North

A fantastic opportunity to rent a spacious and well presented one bedroomed apartment with private entrance, situated in this delightful position close to the Stray and Harrogate town centre. This super apartment is located in a quiet position between Beach Grove and Victoria Road on the edge of the famous Harrogate Street and within a few minutes walk of the town centre. The property has the advantage of residents parking spaces to the front of the property.

**FIRST FLOOR**  
**RECEPTION HALL**

A private entrance leads to the apartment where there is a spacious hall with windows and fitted cupboards and store.

**SITTING ROOM**

A spacious reception room with windows to front and rear. Attractive fireplace.

**KITCHEN**

With space for dining table. The kitchen comprises a range of fitted wall and base units with electric hob, double oven, integrated fridge/freezer, integrated washing machine and dishwasher.

**BEDROOM**

A good sized double bedroom with a fitted wardrobe.

**BATHROOM**

With WC, basin set within a vanity unit and bath with shower above. Tiled walls and floor.

**OUTSIDE**

The property stands with an attractive and well maintained communal grounds and residents have use of the residents and visitors parking spaces.

**COUNCIL TAX**

This property has been placed in council tax band C.

**SERVICES**

All mains services are connected to the property excluding gas. Water metered. Underfloor heating served from off peak electricity. Mobile coverage - EE, Vodafone, Three and O2 likely. Broadband - Basic 17 Mbps, Superfast 68 Mbps, Ultrafast XXX Mbps (Amend as appropriate). Network availability - City Fibre and Open Reach.

Information obtained via:  
<https://checker.ofcom.org.uk/>

**USEFUL INFORMATION**

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=100052006058>

**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**

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