



Flat 5, 17/18 York Place, Harrogate, HG1 1HL

£1,450 pcm

Bond £1,673

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 5, 17/18 York Place, Harrogate, HG1 1HL

An impressive three bedroomed duplex apartment, enjoying a delightful outlook directly over the adjoining Harrogate Stray in the heart of the town centre, with allocated parking.

This super property is situated in a prime position in the centre of Harrogate, on the edge of the famous Harrogate Stray, and is well served by the excellent nearby amenities within the town, including a range of shops, bars and restaurants and Harrogate railway station is within a few minutes walk. EPC Rating D.

SECOND FLOOR

LIVING KITCHEN

A stunning open plan kitchen and living space enjoying a delightful outlook directly over the adjoining Harrogate Stray. There is ample space for sitting and dining areas and a modern fitted kitchen with fridge/freezer.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A further bedroom.

BATHROOM

A white modern suite comprising WC, basin set with a vanity unit and large walk in shower.

UTILITY

A useful utility cupboard with washing machine.

THIRD FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and ensuite.

ENSUITE

With WC, basin and bath with shower above.

OUTSIDE

There is an allocated parking space, situated at the front of the property.

COUNCIL TAX

This property has been placed in Council Tax Band C.

SERVICES

All mains services are connected to the property. Water is metered.
Mobile coverage - EE, Vodafone, Three, O2 (all may be limited indoors)
Broadband - Basic 15 Mbps, Superfast N/A, Ultrafast 1,000 Mbps
Satellite / Fibre TV availability - BT, Sky, Virgin (**satellite dishes are not permitted**)

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

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=100050416189>

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

