



29 Eavestone Grove, Harrogate, HG3 2XY

£850 pcm

Bond £980

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

29 Eavestone Grove, Harrogate, HG3 2XY

A spacious and well presented two bedroom ground floor apartment with private entrance, generous parking and communal garden.

This well presented property provides good sized accommodation, comprising a large open plan, living area and modern fitted kitchen together with two good sized bedrooms and a bathroom. The apartment has the benefit of a private entrance and ample parking for several vehicles and use of an attractive communal garden with lawn and sitting area. Eavestone Grove is a quiet, residential street, situated close to excellent local amenities and is just a short distance from Harrogate to town centre. EPC Rating C.

LIVING AREA AND KITCHEN

An impressive open plan, living space with sitting and dining areas and a modern fitted kitchen comprising a range of wall and base units with electric hob, integrated oven, washing machine and under counter fridge with freezer compartment.

BEDROOMS

There are two double bedrooms.

BATHROOM

A white suite comprising WC, basin and bath with shower above.

STORAGE

There is a large fitted cupboard in the hallway.

OUTSIDE

The apartment has ample allocated parking spaces to the front and side of the property. To the rear of the building, there is an attractive communal garden with lawn, patio and clothes drying area.

COUNCIL TAX

The property has been placed in Council Tax Band A.

SERVICES

All mains services are connected to the property. Water billed on rateable value..

Mobile coverage - EE, Vodafone, Three, O2 (All may be limited indoors)
Broadband - Basic 5 Mbps, Superfast 80X Mbps, Ultrafast 1800 Mbps
Satellite / Fibre TV availability - BT, Sky, Virgin

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=100050390755>

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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