



**Flat 3, 2 Lancaster Road, Harrogate, North Yorkshire, HG2 0EZ**

**£1,100 pcm**

**Bond £1,269**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 3, 2 Lancaster Road, Harrogate, North Yorkshire, HG2 0EZ

A very well-presented and spacious two-bedroom top-floor apartment with the advantage of an attractive shared garden, situated in this delightful position just off the famous Harrogate Stray and within easy walking distance of Harrogate town centre. The spacious accommodation provides a large reception room with an attractive outlook, together with a well-equipped kitchen, two double bedrooms and a bathroom. The apartment has use of the delightful communal lawned gardens at the front of the property. The property is situated in this superb position just off Beech Grove Stray, a level walk into Harrogate town centre, and the fashionable parade of shops, bars and restaurants on Cold Bath Road are a few minutes' walk away. EPC Rating D.

## ACCOMMODATION

### GROUND FLOOR

Telephone entry-phone system.

### FIRST FLOOR

A private entrance on the first floor leads to the reception hall where there is a storage cupboard and window to front. Stairs lead to the second floor.

### SECOND FLOOR

#### LOUNGE / DINING ROOM

A particularly spacious reception room with windows to the front and fitted cupboards. Ample space for sitting and dining areas with feature sash windows.

#### KITCHEN

With a range of wall and base units, electric hob with extractor hood above, integrated electric oven, integrated fridge and washing machine.

#### BEDROOM 1

A double bedroom with window to rear and fitted cupboard.

#### BEDROOM 2

A further bedroom with window to rear.

#### BATHROOM

With WC, washbasin, and bath with shower above. Window to side.

#### OUTSIDE

The apartment has access to attractive and well-kept south-facing communal gardens situated at the front of the property and further communal gardens to the rear. Permit parking available through Harrogate Borough Council.

#### COUNCIL TAX

This property has been placed in council tax band C.

#### SERVICES

All mains services are connected to the property. Water rates included in the rent

Mobile coverage - EE, Vodafone, Three, O2 (may be limited indoors)  
Broadband - Basic 16 Mbps, Superfast 49X Mbps, Ultrafast 1000 Mbps  
Satellite / Fibre TV availability - BT & Sky

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=100050398837>

## 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

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