



Apt 2, The Old School House, Burnt Yates, Harrogate, HG3 3EJ

£895 pcm

Bond £1,032

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Apartment 2, The Old School House, Burnt Yates, Harrogate,

A spacious 2 bedroomed first and second floor duplex apartment attached to the Burnt Yates Primary School. The apartment features two first floor bedrooms plus a spacious lounge and large dining kitchen on the second floor, having the benefit of oil fired central heating. Popular residential village surrounded by beautiful Nidderdale countryside just a few miles north of Harrogate. EPC Rating E

GROUND FLOOR

Private front door leads to

ENTRANCE VESIBULE

CLOAKROOM / WC

Low flush WC and pedestal wash hand basin. Oil central heating boiler

FIRST FLOOR

PRIVATE ENTRANCE

BEDROOM 1

10' 0" x 12' 3" (3.18m x 3.78m) With single glazed window to front and central heating radiator

BEDROOM 2

10' 0" x 12' 3" (3.05m x 3.73m) With single glazed window to the front and central heating radiator

BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m) Comprising 3-piece suite in white with shower above bath. Single glazed window to the front & central heating radiator

SECOND FLOOR

LOUNGE

16' 1" x 14' 0" (4.9m x 4.27m) With single glazed window to the front and central heating radiator

DINING KITCHEN

12' 9" x 12' 9" (3.89m x 3.89m) With range of fittings, electric cooker with extractor hood above and plumbing for washing machine. Single glazed window to the front and central heating radiator

OUTSIDE

Two off street parking spaces to the front of the property. The apartment has the use of the rear garden. Please note that the entrance to Flat 2 is at the rear of the building.

COUNCIL TAX

The property has been placed in Council Tax Band B

SERVICES

All mains services are connected to the property with the exception of gas.
Mobile coverage - EE Vodafone, Three, O2 limited indoors)
Broadband - Basic 9 Mbps, Superfast 31 Mbps, Ultrafast N/A
Network availability - Openreach, Quickline

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=10003600309>

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 NOT 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

