



18a St Ronans Road, Harrogate, North Yorkshire, HG2 8LE

£2,200 pcm

Bond £2,538

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 18a St Ronans Road, Harrogate, North Yorkshire, HG2 8LE

A spacious, detached stone-built property located in the sought-after 'Saints' area of Harrogate, offering spacious four- bedroomed family accommodation. The property benefits from two bathrooms, integral single garage, off-street parking and enclosed south-westerly facing lawned rear garden. Viewing essential to appreciate the accommodation on offer. EPC rating C.

## GROUND FLOOR

### ENTRANCE VESTIBULE

With tiled floor leading to:

### RECEPTION HALL

A long reception hall with doors off to other rooms and staircase to the first floor.

### CLOAKROOM/WC

Fitted with a white suite comprising low flush WC with concealed cistern and wash hand basin set within vanity unit. With chrome heated towel rail and tiled flooring.

### SITTING ROOM

19' 5" x 13' 0" (5.92m x 3.96m) Spacious room with fireplace having painted timber surround and marble hearth housing living flame gas fire. Door leading to:

### BREAKFAST KITCHEN

22' 8" x 9' 10" (6.91m x 3m) Fitted with a range of cream Shaker style wall and base units with solid granite work surfaces/splash backs over. Glazed display cabinets with under unit lighting. Including integrated range style oven with extractor hood over, fridge, freezer and dishwasher. French doors leading to rear garden.

### UTILITY ROOM

10' 9" x 8' 2" (3.28m x 2.49m) Fitted with a range of white base units with work surfaces over, inset stainless steel sink unit, tiled floor and door to rear garden. To include washing machine and tumble dryer.

## FIRST FLOOR

### BEDROOM 1

12' 10" x 12' 2" (3.91m x 3.71m) A spacious double bedroom with door leading to...

### EN-SUITE SHOWER ROOM

Fitted with a white suite comprising low flush WC with concealed cistern, wash hand basin and corner shower cubicle with body jet shower having glazed shower screen. With chrome heated towel rail.

### BEDROOM 2

12' 10" x 11' 10" (3.91m x 3.61m) A further double bedroom.

### BEDROOM 3

17' 10" x 10' 9" (5.44m x 3.28m) Spacious double bedroom with two velux windows.

### BEDROOM 4

9' 6" x 9' 3" (2.9m x 2.82m) A further bedroom.

### BATHROOM

Fitted with a white suite comprising corner bath with Jacuzzi, large shower cubicle having glazed shower screen, wash hand basin and low flush WC with concealed cistern. With chrome heated towel rail, shaver point and velux window.

### OUTSIDE

To the front of the property is a tarmac driveway providing ample off street parking giving access to the integral single garage with power and light. An Indian stone pathway leads round to the south-westerly facing lawned rear garden which has a large beech hedge and fence boundaries.

## COUNCIL TAX

This property has been placed in council tax band F.

## SERVICES

All mains services are connected to the property. Water is metered  
Mobile coverage - EE, Vodafone, Three, O2 are all limited indoors  
Broadband - Basic 13 Mbps, Superfast N/A, Ultrafast 1800 Mbps  
Network availability - Openreach, Cityfibre. You may be able to obtain broadband service from these Fixed Wireless Access providers covering the area - EE

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=10023254451>

## 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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