



14 Birch Grove, Harrogate, North Yorkshire, HG1 4HR

£850 pcm

Bond £980

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

14 Birch Grove, Harrogate, North Yorkshire, HG1 4HR

A well-presented two-bedroom middle-of-terraced stone-built property with a good-sized and attractive paved courtyard garden, situated in this convenient location well served by excellent local amenities. This attractive home provides well presented living space comprising a sitting room with feature fireplace, well-equipped modern kitchen and downstairs shower room. Together with two good-sized double bedrooms. There is a good sized rear courtyard garden providing an excellent outdoor sitting area and there is a useful timber garden shed. The property is situated in this convenient location, well served by excellent local amenities, including shops and schools, and is just a short distance from Harrogate town centre. EPC rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window, attractive feature fireplace and fitted cupboards.

KITCHEN

With a range of fitted wall and base units and including fridge, washing machine and cooker. Tiled flooring. Space for dining table.

SHOWER ROOM

A modern suite comprising WC, basin and shower.

BEDROOM 1

A double bedroom with bay window and fitted wardrobes.

BEDROOM 2

A further good-sized bedroom. Shelved boiler cupboard.

OUTSIDE

The property has a very good sized enclosed courtyard garden, providing a paved outdoor sitting area and entertaining space. Useful timber garden shed.

COUNCIL TAX

This property has been placed in council tax band B.

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - EE, Vodafone, Three, O2 - all limited.
Broadband - Basic 5 Mbps, Superfast 49 Mbps, Ultrafast 1800 Mbps (Amend as appropriate)
Network availability - CityFibre / Openreach / Virgin Media

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=100050384736>

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

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For all enquiries contact us on:

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