



44 Mount Street, Harrogate, North Yorkshire, HG2 8DQ

£950 pcm

Bond £1,096

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

44 Mount Street, Harrogate, North Yorkshire, HG2 8DQ

A well presented two bedroomed town house in this highly convenient and ever popular residential location on the sought after south side of Harrogate. The property has the benefit of double glazing and gas central heating. Popular residential location well served by an excellent range of shops and services, including a nearby primary school. EPC rating D.

GROUND FLOOR

ENTRANCE HALL

With central heating radiator.

LOUNGE

11' 10" x 10' 5" (3.61m x 3.18m) With double glazed bay window to front and central heating radiator.

DINING ROOM

13' 0" x 10' 5" (3.96m x 3.18m) With double glazed window to rear and central heating radiator. Understairs storage cupboard.

KITCHEN

19' 10" max x 6' 7" narrowing to 4'0 (6.05m x 2.01m) Fitted with a range modern kitchen fittings incorporating electric hob with oven below. With plumbing and space for washing machine. With modern gas central heating boiler, central heating radiator, two double glazed windows to side and exterior door to side.

BEDROOM 1

13' 9" x 11' 10" (4.19m x 3.61m) A double bedroom with double glazed window to front and central heating radiator.

BEDROOM 2

13' 0" x 8' 4" (3.96m x 2.54m) A further bedroom with double glazed window to rear and central heating radiator.

BATHROOM

8' 4" x 6' 7" (2.54m x 2.01m) A modern suite comprising low flush WC, pedestal wash-hand basin and panelled bath with shower above and shower screen adjacent. With central heating radiator and double glazed window to side.

OUTSIDE

Small forecourt garden to front and private enclosed paved courtyard to rear, Small integral store.

COUNCIL TAX

The property has been placed in council tax band B.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Three (Vodafone & O2 are limited)
Broadband - Basic 21 Mbps, Superfast N/A, Ultrafast 1000 Mbps
Network availability - Openreach, Virgin & Cityfibre. You may be able to obtain broadband service from these Fixed Wireless Access providers covering this area - EE, Three, 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=100050401757>

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 NOT be managed by Verity Frearson.

Verity Frearson

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For all enquiries contact us on:

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