



144 Pannal Ash Road, Harrogate, North Yorkshire, HG2 9AJ

**£3,250 pcm**

**Bond £3,750**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 144 Pannal Ash Road, Harrogate, North Yorkshire, HG2 9AJ

A very well-presented four-bedroomed detached family house situated in this popular south Harrogate location, close to excellent local schooling. This superb property provides generous accommodation including four reception rooms, study, three bathrooms and four bedrooms, with the advantage of double glazing, gas central heating, integral double garage and good-sized lawned gardens to front and rear. The property is set well back from the road with a generous driveway giving ample parking. Pannal Ash Road is a popular location close to excellent amenities and a walkable distance into town and the Stray. The property has a fully functional house alarm. EPC rating D.

**GROUND FLOOR**  
**RECEPTION HALL**

Window to front, central heating radiator, oak floor and under-stairs cupboard.

**STUDY / SNUG**

Window to front and central heating radiator.

**SITTING ROOM**

Bay window to front, two central heating radiators, fireplace with inset living-flame gas fire.

**DINING ROOM**

Glazed double doors lead to garden. Central heating radiator.

**BREAKFAST KITCHEN**

A range of modern wall and base units and granite work surfaces . Integral granite table, stainless-steel sink, five-ring gas hob with extractor hood above. Integrated electric double oven and microwave, fridge / freezer and dishwasher. Window to rear, central heating radiator, travertine tiled floor and under floor heating.

**CLOAKROOM**

White low-flush WC and counter top washbowl on freestanding unit. Heated towel rail, tiled floor.

**LIVING ROOM**

Glazed double doors lead to garden. Central heating radiator and multi-fuel stove. Windows to rear.

**UTILITY ROOM**

Range of wall and base units and stainless-steel sink. Plumbing for washing machine. Exterior door to garden & interior door to garage.

**SECOND CLOAKROOM**

Low-flush WC and washbasin. Central heating radiator and window to side.

**FIRST FLOOR**

**MASTER BEDROOM**

A double bedroom with window to front. central heating radiator and large walk-in wardrobe.

**EN-SUITE SHOWER ROOM**

White suite comprising low-flush WC, washbasin and wet room area. Chrome heated towel rail, window and tiled floor.

**STUDY**

Window to front and central heating radiator.

**BEDROOM 2**

A double bedroom with window to front, central heating radiator and large integral wardrobes.

**BEDROOM 3**

A double bedroom with window to rear and central heating radiator and large integral wardrobes.

**ENSUITE**

White low-flush WC, washbasin and shower cubicle. Chrome heated towel rail

**BEDROOM 4**

A double bedroom with window to rear ,central heating radiator and large integral wardrobes

**HOUSE BATHROOM**

White suite comprising low-flush WC, washbasin and shower bath with shower above. Chrome heated towel rail and window to rear.

**OUTSIDE**

Driveway providing ample parking leads to an INTEGRAL GARAGE (19'5 x 17'). To the front there is a lawned garden, tall hedging and mature trees shielding from the road. To the rear is a generous lawned, tree lined garden with well-stocked borders, patio, paved seating areas, large Summerhouse and storage.

**SERVICES**

All mains services are connected to the property.  
Mobile coverage - Vodafone, O2 (EE limited indoors)  
Broadband - Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps  
Network availability - Openreach, Cityfibre, Virgin. 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=100050403787>

**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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