



Flat 2, 21 York Place, Harrogate, HG1 1HL

£1,100 pcm

Bond £1,269

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# Flat 2, 21 York Place, Harrogate, HG1 1HL

A beautifully presented one bedroom ground floor apartment with parking and EV charging point, finished to a very high standard, forming part of this attractive period building overlooking the famous Harrogate Stray. The apartment has been newly refurbished to a very high standard with quality, modern kitchen and bathroom fittings, and high security video entry system. The accommodation comprises a stunning open plan, living area and kitchen with a window overlooking the Stray and gas fired under floor heating system. There is a modern shower room and double bedroom. To the rear of the property there is a communal carpark with allocated car parking space. The property is situated in this delightful position overlooking the Stray, and within an easy level walk of Harrogate town centre. EPC rating B.

### GROUND FLOOR LIVING KITCHEN

A stunning open plan, living space with a window to the front overlooking the Stray. There is a spacious living area and modern fitted kitchen with high-quality units, oven, hob, fridge freezer & washing machine. The island table and stools are included.

### BEDROOM

A double bedroom with a window to the rear.

### BATHROOM

A modern shower room with quality fittings with WC, basin set within a vanity unit and step in shower. Tiled walls and floor.

### OUTSIDE

There is a communal garden to the front, which overlooks the Stray and a reserved parking space to the rear with EV charging point and bike store.

### COUNCIL TAX

This property has been placed in council tax band B.

### SERVICES

All mains services are connected to the property.  
Mobile coverage - O2 (EE, Vodafone, Three limited indoors)  
Broadband - Basic 15 Mbps, Superfast N/A, Ultrafast 1000 Mbps  
Network availability - Openreach, Virgin. You may be able to obtain broadband service from these Fixed Wireless Access providers covering the 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=100050416121>

### 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. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. 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.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. 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.
15. 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.
16. This property will NOT be managed by Verity Frearson.

## Verity Frearson

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