



17B High Street, Spofforth, Harrogate, HG3 1BQ

£1,000 pcm

Bond £1,153

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 17B High Street, Spofforth, Harrogate, HG3 1BQ

A modern and deceptively spacious 3 bedroomed semi-detached house with en suite facilities, conveniently situated at the heart of this popular residential village. The well appointed accommodation has modern kitchen and bathroom fittings, having the benefit of full gas central heating and double glazing throughout. Spofforth has a good range of local amenities and is conveniently situated mid way between the busy towns of Harrogate and Wetherby. EPC rating D.

**GROUND FLOOR**  
**HALL**

**CLOAKROOM / WC**

**LOUNGE**

16' 2" x 13' 0" (4.93m x 3.96m) Double glazed window to front. Wood flooring and stone fireplace with living flame gas fire.

**DINING KITCHEN**

16' 8" x 10' 7" (5.08m x 3.23m) Double glazed French doors leading to rear courtyard garden. Range of modern fittings incorporating Rangemaster gas stove, extractor hood above, dishwasher, washing machine and fridge / freezer. Attractive wood flooring.

**BEDROOM 1**

12' 8" x 8' 3" (3.86m x 2.51m) Double glazed window to rear, fitted double and single wardrobes.

En suite shower / WC

**BEDROOM 2**

10' 7" x 9' 8" (3.23m x 2.95m) Double glazed window to front, fitted double wardrobe.

**BEDROOM 3**

8' 5" x 5' 11" (2.57m x 1.8m) Double glazed window to rear, fitted single wardrobe.

**BATHROOM**

Double glazed window to front. Modern 3 piece suite in white with shower tap. Fully tiled walls and central heating towel rail.

**LANDING**

Fitted linen cupboard.

**OUTSIDE**

Small forecourt garden to front with path leading to front door. Attractive enclosed courtyard to rear with pleasant south facing aspect. Single garage to the rear with off-street parking space in front.

**COUNCIL TAX**

The property has been placed in Council Tax Band D.

**SERVICES**

All mains services are connected to the property.  
Mobile coverage - EE, O2 (Vodafone & Three are limited indoors)  
Broadband - Basic 20 Mbps, Superfast 195 Mbps, Ultrafast 1000 Mbps  
Network availability - Openreach & Allpoints Fibre. You may be able to obtain broadband service from these Fixed Wireless Access providers covering the area - EE, Three

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=10023252108>

**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 Fearson 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 Fearson.

## Verity Fearson

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