



**3 Woodlands Avenue, Harrogate, North Yorkshire, HG2 7SJ**

**£1,500 pcm**

**Bond £1,730**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# 3 Woodlands Avenue, Harrogate, North Yorkshire, HG2 7SJ

A stunning three-bedroom property which has been refurbished and modernised to a high standard and is situated on a quiet and desirable cul-de-sac close to excellent amenities and popular local schools. There are two reception rooms, both with working fires, and a stunning, newly fitted modern kitchen with glazed doors leading to the garden. On the first floor there are three bedrooms and a modern bathroom. The accommodation is appointed to a very high standard, having been recently refurbished. To the rear there is an attractive garden with lawn, patio and summerhouse. Woodlands Avenue is a desirable, quiet cul-de-sac situated just off Wetherby Road, convenient for excellent local amenities, Harrogate town centre and the Stray. EPC Rating D.

## ACCOMMODATION GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

A spacious reception room with sash windows to front and attractive fireplace with open fire. Fitted shelving and stripped wood floor.

### DINING ROOM

A further reception room with under-stairs cupboard and wood-burning stove. Fitted cupboards and stripped wood flooring.

### KITCHEN

With a range of stylish and modern fitted units with quartz worktops. Gas hob, integrated oven, integrated microwave, dishwasher and washer / dryer. Glazed doors lead to the garden.

## FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor. The two larger bedrooms have fitted wardrobes.

### BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

### OUTSIDE

There is a good-sized garden to the rear with lawn, paved sitting areas and summerhouse, which has power and covered outdoor sitting area. Further garden to front.

### COUNCIL TAX

This property has been placed in Council Tax Band C.

### SERVICES

All mains services are connected to the property.  
Mobile coverage - Vodafone, O2 (EE & Three are limited indoors)  
Broadband - Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps  
Network availability - Openreach, Virgin, Cirtysfibre

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=100050415474>

## 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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