



11 Swan Court , York Road, Harrogate, HG1 2QH

**£1,495 pcm**

**Bond £1,725**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 11 Swan Court , York Road, Harrogate, HG1 2QH

A spacious three-bedroom second-floor apartment with lift access, situated in this delightful position on York Road, adjacent to the grounds of the famous Old Swan hotel and close to Harrogate town centre and the Valley Gardens. The property forms part of this attractive purpose-built development and provides three good-sized bedrooms, including a master bedroom with en-suite bathroom, a spacious sitting room, stunning modern kitchen and shower room. The property stands within attractive, well-maintained communal gardens, situated in this delightful position close to the many varied amenities in the town centre and the Valley Gardens. EPC Rating B.

## SITTING ROOM

A spacious reception room with glazed doors leading to the kitchen.

## KITCHEN

A stunning, newly fitted kitchen with a modern range of stylish fitted wall and base units with worktop, island and breakfast bar. Integrated appliances including electric hob, double oven, washing machine & tumble dryer.

## BEDROOM 1

A double bedroom with fitted wardrobes.

## ENSUITE

With WC, basin set within a vanity unit and shower.

## BEDROOM 2

A double bedroom.

## BEDROOM 3

A further good sized bedroom.

## BATHROOM

With WC, bidet, basin and large walk in shower.

## OUTSIDE

Swan Court stands with an attractive, well maintained communal grounds and gardens. Permit parking.

## SERVICES

All mains services are connected to the property with the exception of gas.  
Mobile coverage - Vodafone, O2 (EE may be limited indoors)  
Broadband - Basic 19 Mbps, Superfast 259 Mbps, Ultrafast N/A  
Network availability - Openreach

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=100050416236>

## 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 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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