



**10 Coppice Beck Court, Harrogate, North Yorkshire, HG1 2LB**

**£850 pcm**

**Bond £980**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# 10 Coppice Beck Court, Harrogate, North Yorkshire, HG1 2LB

A well-presented two-bedroom ground-floor apartment occupying a particularly attractive position within this modern purpose-built development situated in a woodland setting close to the centre of Harrogate. This super apartment offers accommodation appointed to a good standard with the benefit of full gas central heating and double glazing, plus use of the residents' and visitors' parking spaces within the development. Highly convenient location situated just off King's Road in an attractive woodland setting, whilst being just a few minutes' walk from all of Harrogate's amenities. EPC Rating C. FURNISHED.

## ACCOMMODATION

### GROUND FLOOR ENTRANCE HALL

A reception hall with fitted storage cupboard with shelving.

### SITTING / DINING ROOM

A large reception room with sitting and dining areas. Window to rear overlooking the adjoining woodland.

### KITCHEN

With a range of fitted wall and base units with fridge freezer, washer dryer & dishwasher. Window to rear and fitted cupboard housing the boiler.

### BEDROOM 1

A double bedroom with window to front.

### BEDROOM 2

A further bedroom with window to front.

### BATHROOM

A modern white suite including a bath with shower above.

## OUTSIDE

The property stands within attractive and well-maintained communal grounds and gardens. Residents have use of the various parking areas around the development.

## COUNCIL TAX

The property has been placed in Council Tax Band B.

## SERVICES

All mains services are connected to the property. Water metered.  
Mobile coverage - O2 (EE, Vodafone, Three limited indoors)  
Broadband - Basic 16 Mbps, Superfast 54 Mbps, Ultrafast 1800 Mbps  
Network availability - Openreach  
You may be able to obtain broadband service from these Fixed Wireless Access providers covering this 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=100052003842>

## 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. 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 be managed by Verity Frearson.

## Verity Frearson

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North Yorkshire, HG1 1JT

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