



Garden Flat, 1 Heywood Road, Harrogate, HG2 0LU

£825 pcm

Bond £951

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Garden Flat, 1 Heywood Road, Harrogate, North Yorkshire,

A stunning one-bedroom garden apartment enjoying a particularly attractive and fashionable position, within walking distance of both Harrogate town centre and the popular Cold Bath Road shopping parade. With recently fitted gas central heating, uPVC double glazing and stylish kitchen and shower room, this individual and superb property has both generous and well-presented accommodation throughout, with the benefit of private outside space. EPC rating C.

GROUND FLOOR

Stairs leading down to -

LOWER GROUND FLOOR

ENTRANCE HALL

With storage facility.

LOUNGE

Window to front, central heating radiator and storage area

KITCHEN

Wall and base units and work surfaces with inset stainless-steel sink unit and induction hob. Electric oven. Space for fridge / freezer and washing machine.

BEDROOM

Window to rear and central heating radiator. Door leading to the outside.

EN-SUITE SHOWER ROOM

With walk-in shower, washbasin and low-flush WC. Central heating towel radiator.

OUTSIDE

Private decking to rear.

FURNISHINGS

Includes bed/frame, sofa, dining table, fridge freezer, washer dryer.

COUNCIL TAX

This property has been placed in council tax band A.

SERVICES

All mains services are connected to the property.
Mobile coverage - Three, O2 (EE, Vodafone limited indoors)
Broadband - Basic 17 Mbps, Superfast 155 Mbps, Ultrafast 1800 Mbps
Network availability - Openreach, Cityfibre. You may be able to obtain broadband service from these Fixed Wireless Access providers covering the 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=10023254795>

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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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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