



62 Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0LE

£2,850 pcm

Bond £3,288

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 62 Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0LE

A superb five-bedroomed town house located at the quieter end of Harlow Moor Drive, overlooking the Pine Woods to the front. The property provides well-presented accommodation with a well-equipped dining kitchen, 5 bedrooms, house bathroom & 2 ensuite shower rooms . Off-street parking in a private driveway is available at the rear. Only an internal inspection will reveal the quality of the accommodation on offer. EPC rating E.

## GROUND FLOOR

### ENTRANCE HALL

A spacious and imposing entrance hall leading to:

### KITCHEN/DINING ROOM

Fitted with solid wood units and built-in appliances including cooker, dishwasher and fridge freezer, granite worktops finish off the units. Spacious dining area with built-in seating and computer desk. Limestone flooring throughout this room gives a luxurious feel.

### LOUNGE

A beautifully presented room with feature fireplace and views over the Pine Woods.

## LOWER GROUND FLOOR

### BASEMENTS

A suite of basement storage rooms, one which is used as a utility room and includes Miele washer and dryer. Door to rear garden.

## FIRST FLOOR

### LANDING

With doors off to other rooms.

### WC

A most useful WC and wash hand basin.

### HOUSE BATHROOM

With four piece suite comprising wash hand basin, WC, claw foot bath and large walk-in shower.

### BEDROOM 3

A spacious and imposing room with high ceilings.

### MASTER BEDROOM & EN-SUITE

A beautifully proportioned master bedroom with a fantastic en-suite bathroom, comprising wash hand basin, low flush WC and walk-in shower, with feature limestone tiling.

## SECOND FLOOR

### BEDROOM 2 WITH EN-SUITE

A large bedroom benefiting from high ceilings and an en-suite comprising wash hand basin, walk-in shower and WC. With limestone tiling throughout.

### BEDROOM 4

A good sized double bedroom.

### BEDROOM 5

A further good sized double bedroom.

## OUTSIDE

To the front of the property is a small enclosed garden which is easily maintained, to the rear is a formal south west facing garden with off street parking in a secure area for two vehicles.

## COUNCIL TAX

This property has been placed in council tax band F.

## SERVICES

All mains services are connected to the property.

Mobile coverage -Vodafone, O2 (EE & Three limited indoors)

Broadband - Basic 29 Mbps, Superfast 77 Mbps, Ultrafast 1000 Mbps

Network availability - Cityfibre & 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=100050394541>

## 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 be managed by Verity Frearson.

## Verity Frearson

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