



18 Finden Gardens, Hampsthwaite, Harrogate, HG3 2EN

£1,500 pcm

Bond £1,730

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 18 Finden Gardens, Hampsthwaite, Harrogate, HG3 2EN

A spacious recently refurbished three bed roomed semi detached house with double glazing and gas central heating. The property briefly comprises entrance porch, lounge, dining kitchen, downstairs WC, three bedrooms and house bathroom. With well kept enclosed lawned gardens and off street parking. EPC rating D.

## GROUND FLOOR ENTRANCE PORCH

### LOUNGE

A spacious lounge with attractive fire and window to front. Through to -

### KITCHEN DINER

Fitted with a range of wall and base units with inset stainless steel sink unit with Granite worktops & Bosch appliances including integrated oven, hob with extractor hood over, washing machine, dishwasher and fridge freezer. With windows to rear and French patio doors onto rear terrace and seating area.

### DOWNSTAIRS WC

Comprising WC and wash hand basin.

## FIRST FLOOR LANDING

### BEDROOM 1

A good sized double bedroom with central heating radiator and window to front.

### BEDROOM 2

A further double bedroom with central heating radiator and window to rear.

### BEDROOM 3

Further bedroom with central heating radiator and window to front.

### BATHROOM

Tiled bathroom comprising tiled walk-in shower area, bath, wash hand basin set within vanity unit and low flush WC. Window to rear.

### OUTSIDE

With well kept enclosed lawned gardens to front and rear with paved seating area. Parking for one car to rear.

### COUNCIL TAX

This property has been placed in council tax band C.

### SERVICES

All mains services are connected to the property.  
Mobile coverage - EE, Vodafone, Three and O2 all likely  
Broadband - Basic 11 Mbps, Superfast 79 Mbps  
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=100050391610>

## 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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