



62 Hall Lane, Harrogate, HG1 3DZ

£2,500 pcm

Bond £2,884

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

62 Hall Lane, Harrogate, HG1 3DZ

Detached home in quiet position with flexible living space situated in a quiet position set back from Hall Lane, this impressive detached home offers spacious and versatile accommodation ideal for modern family living. The property is conveniently located close to local amenities and Harrogate town centre, while also enjoying easy access to stunning open countryside.

The property has been thoughtfully modernised and extended to provide stylish open plan living, with a superb living kitchen at its heart. There are multiple reception areas including a potential annex/work-from-home space, four bedrooms, and beautifully presented outdoor areas. EPC Rating C.

GROUND FLOOR

SITTING ROOM

A spacious reception room with window to the front.

LIVING KITCHEN

A stunning open plan space incorporating kitchen, sitting and dining areas, with glazed doors leading to the garden. The kitchen features a range of stylish fitted units, granite worktops, breakfast bar, induction hob, integrated double oven, fridge/freezer and dishwasher.

Washing machine is gifted to the property.

UTILITY ROOM

Fitted with units, sink, and plumbing for a washing machine with space for additional appliances.

FAMILY ROOM

A further reception room with glazed door and window to the front. Ideal for use as a second living space, home office, or potential annex accommodation, with adjoining kitchenette.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom with dressing area and ensuite.

ENSUITE

A white suite comprising WC, basin and shower.

BEDROOM TWO

A good sized double bedroom with windows to both front and rear.

BEDROOM THREE

A further well-proportioned bedroom.

BEDROOM FOUR / DRESSING ROOM

A fourth bedroom currently fitted with bespoke furniture and used as a dressing room.

OUTSIDE

A driveway provides off-road parking. To the rear of the property is an attractive garden area featuring artificial grass, paved and decked seating areas-ideal for outdoor entertaining.

COUNCIL TAX

This property has been placed in Council Tax Band E.

SERVICES

All mains services are connected to the property.

Mobile coverage - EE, Vodafone, Three, O2 (All may be limited indoors)

Broadband - Basic 4 Mbps, Superfast 43 Mbps, Ultrafast N/A

Network availability - Openreach

Information obtained via:

<https://checker.ofcom.org.uk/>

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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For all enquiries contact us on:

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