



68 Malham Drive, Harrogate, North Yorkshire, HG3 2YR

£1,250 pcm

Bond £1,442

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

68 Malham Drive, Harrogate, North Yorkshire, HG3 2YR

A three bedroomed semi detached house forming part of a popular new development by Bellway Homes off Skipton Road. This immaculately presented accommodation is fitted to a high standard throughout with modern fittings and having the benefit of gas central heating and double glazing. Gardens to the front and rear plus a driveway providing ample off-street parking. The property is situated in this popular location close to Saltersgate primary schools and other shops and services. EPC Rating B.

HALL

CLOAKROOM/WC

With low flush w/c and wash hand basin.

LOUNGE

18' 4" x 11' 0" (5.59m x 3.35m) Double glazed window to the front and gas central heating radiator.

DINING KITCHEN

15' 5" x 9' 1" (4.7m x 2.77m) A modern kitchen incorporating gas hob, oven below and hood above with integrated washing machine, dishwasher, fridge and freezer. French doors leading to garden.

FIRST FLOOR

BEDROOM 1

12' 10" x 8' 3" (3.91m x 2.51m) With fitted wardrobe, double glazed window to the rear and gas central heating radiator.

BEDROOM 2

10' 5" x 9' 3" (3.18m x 2.82m) With fitted wardrobe, double glazed window to the front and gas central heating radiator.

BEDROOM 3

9' 2" x 6' 10" (2.79m x 2.08m) A further bedroom with double glazed window to the rear and gas central heating radiator.

BATHROOM

A brand new bathroom suite with fitted shower over bath with screen adjacent. Low flush w/c and hand wash basin.

OUTSIDE

A small lawned garden to the front and a good sized enclosed lawned garden to the rear. Block paved drive to the side providing ample off street parking.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Vodafone, Three, O2
Broadband - Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps
Network availability - Openreach, Virgin. You may be able to obtain broadband service from these Fixed Wireless Access providers covering the area - EE, Three, Quickline

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=10093032758>

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

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

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