



22 Dixon Terrace, Harrogate, HG1 2AP

£1,000 pcm

Bond £1,153

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

22 Dixon Terrace, Harrogate, HG1 2AP

A spacious and well-presented two bedroomed middle of terraced stone fronted property, situated in this quiet and convenient location close to the town centre. This excellent property provides spacious and well presented accommodation. On the ground floor there are two reception rooms together with a fitted kitchen. Upstairs there are two bedrooms and a bathroom. To the rear of the property there is a paved courtyard garden which provides an excellent outdoor entertaining space. The property situated in this most convenient location, well served by the excellent amenities along Kings Road and within easy walking distance of Harrogate town centre. EPC Rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room.

DINING ROOM

A further reception room providing a dining area with fitted cupboards and under stairs cupboard.

KITCHEN

With a range of fitted units, gas oven and space for appliances. Door leads to the garden.

FIRST FLOOR

BEDROOMS

There are two double bedrooms, each with ornamental fireplaces.

BATHROOM

A white suite comprising WC, basin and bath with shower above.

OUTSIDE

There is an enclosed paved rear courtyard garden with built-in barbecue.

COUNCIL TAX

This property has been placed in Council Tax Band B.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE (Vodafone, Three, O2 limited indoors)
Broadband - Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps
Network availability - Openreach, Virgin, Cityfibre

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=100050389540>

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. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. 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.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. 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.
15. 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.
16. This property will NOT be managed by Verity Frearson.

Verity Frearson

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