



79 Oakdale Glen, Harrogate, HG1 2JY

£750 pcm

Bond £865

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A well-presented one-bedroom first-floor apartment with parking, situated in this desirable location within the Duchy estate and within walking distance of Harrogate town centre. The property has the benefit of a private entrance which leads to the first floor, where there is a living area with a fitted kitchen, together with a double bedroom and bathroom. The property has an allocated parking space.

The apartment is situated in an attractive position within the Duchy area and is convenient for Harrogate town centre and the associated amenities. EPC Rating C.

ACCOMMODATION

SITTING ROOM

A spacious reception room with bay window to side.

KITCHEN

With a range of fitted wall and base units with electric hob, integrated oven and fridge and free-standing washing machine.

BEDROOM

A good-sized double bedroom with built-in wardrobes and bed side table.

BATHROOM

With WC, washbasin, and bath with shower above.

OUTSIDE

The property has the benefit of an allocated off road parking space.

COUNCIL TAX

The property has been placed in Council Tax Band B.

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - EE, O2 (Vodafone, Three limited indoors)
Broadband - Basic 27 Mbps, Superfast N/A, Ultrafast 1800 Mbps
Network availability - Openreach, 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=100050402698>

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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For all enquiries contact us on:

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