



9 York Place Mews, Harrogate, HG1 1HL

£1,600 pcm

Bond £1,846

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

9 York Place Mews, Harrogate, HG1 1HL

This light and airy three-bedroom town house offers stylish, well-appointed accommodation arranged over three floors, forming part of a private and secure development of just four homes. Situated behind electric gates and within a short stroll of Harrogate’s vibrant town centre, this modern property combines convenience with a high standard of finish throughout. The home enjoys a pleasant approach with a block-paved driveway and stone-flagged patio to the front, while internally the property is ideal for modern living, featuring open-plan space, a modern fitted kitchen with granite worktops, three double bedrooms, two bathrooms, and useful storage. EPC Rating B.

GROUND FLOOR

ENTRANCE HALL

Covered entrance with inner hallway. Guest cloakroom with WC and basin.

LIVING / DINING / KITCHEN

A spacious and contemporary open-plan living area with defined kitchen, dining and sitting zones. The kitchen is fitted with a modern range of wall and base units with granite work surfaces and integrated appliances. Space for dining table and lounge area.

FIRST FLOOR

BEDROOM 1

A generous double bedroom with en-suite shower room.

EN-SUITE

Modern suite comprising WC, basin, and shower. Heated towel rail.

BEDROOM TWO

A further double bedroom.

BATHROOM

Stylish house bathroom fitted with a white suite comprising WC, basin, and bath with shower over. Part tiled walls and floor. Heated towel rail.

SECOND FLOOR

BEDROOM THREE

A further spacious double bedroom.

STORAGE CUPBOARD

A large walk-in cupboard providing excellent storage.

OUTSIDE

To the front of the property is a block-paved driveway and allocated parking space, alongside a stone-flagged patio seating area. The property is accessed via secure electric gates, forming part of a small and exclusive development

COUNCIL TAX

The property has been placed in Council Tax Band D.

FURNITURE

The following furniture is included

2 x sofa, dining table & 4 chairs, side table, TV cabinet, 2 x lamps, 1 TV, 2 single chairs, 2 beds, 2 bedside cabinets, 4 chest of drawers, 1 wardrobe & 1 fixed unit

SERVICES

All mains services are connected to the property.

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

Broadband - Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Network availability - Virgin, 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=10023257550>

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 be managed by Verity Frearson.

Verity Frearson

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

