



4 Alderson Square, Harrogate, HG2 8AX

£2,850 pcm

Bond £3,288

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 4 Alderson Square, Harrogate, HG2 8AX

A most impressive, four bedroomed semi-detached house with a large and attractive garden, driveway and garage, situated in the prime South Harrogate position. This well presented property, provides generous and flexible accommodation, comprising two reception rooms together with a modern dining kitchen, utility room and downstairs WC. Upstairs, there are four double bedrooms, two of which have ensuite bathrooms in addition to a modern house bathroom. This impressive home provides characterful yet modern accommodation with the benefit of solar panels and battery electric storage system meaning it is an efficient house to maintain. The property is located in a quiet position on Alderson Square, situated just off Leeds Road and is well served by excellent local amenities and it's just a short walk from Harrogate town centre via the famous Harrogate Stray and Hornbeam Park railway station. EPC rating C.

### GROUND FLOOR

#### ENTRANCE HALL

With stained glass windows.

#### SITTING ROOM

A spacious reception room with bay window with fitted shutters. Attractive fireplace with multi fuel burning stove. Fitted shelving. Television included.

#### DINING ROOM

A further good sized reception room with bay window. Fireplace with gas fire.

#### DINING KITCHEN

With space for dining area and windows and glazed doors leading to the garden. The kitchen comprises a range of modern wall and base units with matching sideboard, range cooker, integrated dishwasher and fridge. Vaulted ceiling with electronically operated Velux windows and underfloor heating.

#### UTILITY

With fitted units, worktop and sink. Integrated dishwasher and freestanding washing machine and larder fridge and separate larder freezer. Electronically operated Velux window. Overhead drying rack.

#### CLOAKROOM

With WC and basin. Heated towel rail.

### FIRST FLOOR

#### LANDING

Spacious landing.

#### BEDROOM 1

A double bedroom with ornamental fireplace.

#### ENSUITE

With WC, basin set within a vanity unit and shower. Tiled floor with underfloor heating. Heated towel rail.

#### BEDROOM 2

A double bedroom with bay window with fitted shutters, ornamental fireplace and fitted wardrobes and matching bedroom furniture.

#### BATHROOM

With twin basins set within a vanity unit, large walk-in shower and WC. Heated towel rail. Tiled floor with underfloor heating. Fitted cupboard.

### SECOND FLOOR

#### BEDROOM 3

A double bedroom with fireplace and fitted wardrobe.

#### BEDROOM 4

A double bedroom with ornamental fireplace.

#### ENSUITE

With WC, basin and jacuzzi bath with shower above. Tiled floor. Heated towel rail.

### OUTSIDE

A drive provides parking with 13 amp socket and leads to a garage with electric door, light and power. There is a large and attractive garden with planted borders, lawn, patio, covered sitting area, summerhouse and swing seat.

### UTILITIES

All services are connected to the property. The property has the benefit of solar panels and an battery electric storage system.

### COUNCIL TAX

This property has been placed in council tax band F.

### SERVICES

All mains services are connected to the property.  
Mobile coverage - EE, Vodafone, Three, O2 all may be limited indoors  
Broadband - Basic 11 Mbps, Superfast 287 Mbps, Ultrafast 1800 Mbps  
Network availability - Openreach, CityFibre, Virgin

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=100050382407>

### 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. 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 be managed by Verity Frearson.

## Verity Frearson

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