



Norcott, Hollins Mews, Harrogate, North Yorkshire, HG1 2HJ

£2,000 pcm

Bond £2,307

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Norcott, Hollins Mews, Harrogate, North Yorkshire, HG1 2HJ

A stunning and most individual three-bedroom former coach house, appointed to an exceptionally high standard, with a unique glazed garden room extension to the rear giving access to a private rear garden. Situated in a quiet residential backwater off Ripon Road, Norcott is within easy walking distance of Harrogate town centre, giving access to all of the town's shops, restaurants and theatres. The famous Valley Gardens are also close by and the beautiful surrounding countryside of Nidderdale is within easy reach. EPC TBC (previously rated D).

ACCOMMODATION
GROUND FLOOR
ENTRANCE VESTIBULE

Mosaic tiled floor. Glazed double inner doors lead to -

ENTRANCE HALL
LOUNGE

Two double-glazed sash windows to the front. Central heating radiator and designer solid-fuel stove. Under-stairs storage cupboard. Opening through to -

GARDEN ROOM

Being of bespoke timber-frame construction with double glazing throughout. Oak flooring. Bi-folding doors lead to the private courtyard garden. Two central heating radiators. This attractive room has great versatility and could be used as a dining room or further reception room.

DINING KITCHEN

The kitchen has been fitted to a particularly high standard, with hand-made bespoke fittings comprising an extensive range of base cupboards with granite work surfaces above including a central island with granite work surface incorporating breakfast bar and inset stainless-steel sink unit. Tiled splashbacks and further wall-mounted units, together with a bespoke hidden pantry cupboard. Integrated dishwasher and large Falcon gas-fired stove with extractor hood above. Built-in microwave oven with glazed display cabinet above. Oak flooring throughout. Central heating radiator. Two double-glazed sash windows to the front and two further double-glazed windows to side.

UTILITY ROOM

Further base cupboard with work surface above having inset single-drainer stainless-steel sink unit. Double-glazed window to rear. Central heating radiator. Wall-mounted gas-fired central heating boiler. Fitted cupboard with plumbing for washing machine and space for tumble dryer above.

SEPARATE WC

Low-flush suite and washbasin.

FIRST FLOOR
BEDROOM 1

Double-glazed sash window to the front, plus skylight windows to front and rear. Further double-glazed window to rear. Two central heating radiators. Vaulted ceiling and extensive range of fitted wardrobes.

EN-SUITE SHOWER ROOM

Floor-to-ceiling modern tiling. Separate shower cubicle and washbasin. Heated towel rail.

BEDROOM 2

A good sized double room, glazed French door to rear leading to small Juliet balcony. Two skylight windows, two central heating radiators and two fitted double wardrobes and storage cupboards above.

BEDROOM 3

Double-glazed sash window to the front, central heating radiator.

BATHROOM

Double-glazed sash window to the side. The bathroom has been luxuriously appointed with designer fittings comprising low-flush WC, washbasin and fully tiled shower cubicle. Half-tiled walls and fully tiled shower area. Tiled floor. Tall wall-mounted mirror and two chrome ladder-style heated towel rails. Extractor fan.

OUTSIDE

To the rear of the property is a private, enclosed garden, which has been skilfully landscaped. The garden has a south and westerly aspect and the adjacent garden room enjoys ample daylight. Unrestricted on-street parking available.

COUNCIL TAX

This property has been placed in council tax band D.

SERVICES

All mains services are connected to the property.
Mobile coverage - O2 (EE, Vodafone, Three are variable in-home)
Broadband - Basic 16 Mbps, Superfast 159 Mbps, Ultrafast 1800 Mbps
Network availability - 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=10003016460>

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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