



39 Chatsworth Road, Harrogate, HG1 5HX

£1,195 pcm

Bond £1,378

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

39 Chatsworth Road, Harrogate, HG1 5HX

A spacious and well presented four bedroomed middle of terrace property with courtyard garden, situated in a convenient location just of Kings Road. The accommodation is arranged over four floors with a sitting room and dining kitchen on the ground floor with stairs leading down to a cellar which provides a utility area and useful storage space. There are four good size bedrooms and a modern bathroom arranged over the upper two floors. The property is situated in this convenient location well served by the many varied amenities along Kings Road and is within a 10 minute walk of Harrogate town centre and the railway station. EPC rating E.

GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front. Brick fireplace with electric fire. Mirror.

DINING KITCHEN

With dining area window to rear and door leading to the garden. The kitchen comprises a range of wall and base units with a range cooker and fridge. With dresser, herb shelves and Victorian air dryer.

LOWER GROUND FLOOR

CELLAR

Providing a useful storage space with washing machine and extra fridge.

FIRST FLOOR

LANDING

Useful shelves.

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further bedroom with window to rear.

BATHROOM

With WC, basin and bath with shower above. Window to rear. Useful shelves and shelving unit.

SECOND FLOOR

BEDROOM 3

A bedroom with window to rear and fitted wardrobe.

BEDROOM 4

A further bedroom with window to front, fitted shelving and drawers.

OUTSIDE

To the rear of the property there is the enclosed garden providing an outdoor entertaining space.

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

Broadband - Basic 15 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=100050386800>

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 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:

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