



14 Princes Villa Road, Harrogate, North Yorkshire, HG1 5RJ

£1,300 pcm

Bond £1,500

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

14 Princes Villa Road, Harrogate, North Yorkshire, HG1 5RJ

A well-presented three-bedroomed town house situated within walking distance of the Stray and with quick and easy access to Harrogate town centre. Bright and spacious lounge, fitted kitchen and gas central heating. With patio garden with shrub border to front, enclosed garden with paved patio area to the rear and single garage in a separate block. EPC rating D.

ENTRANCE HALL

With stairs to the first floor and radiator.

CLOAKROOM

With white pedestal wash basin and WC.

THROUGH LOUNGE/DINING ROOM

Bright and spacious L-shaped room with 'Adam' style fireplace and bow window to the front. Dining area overlooking rear garden.

KITCHEN

(11'7 x 7'8) With a range of modern white wall and base units with marbled black effect work surfaces and tiled splash backs. Stainless steel gas hob and electric oven. Integrated dishwasher, integrated fridge and freezer and washer/dryer. Door to rear patio garden.

BEDROOM 1

(12'7 x 10'2) A double bedroom with two double fitted wardrobes with cupboards above.

BEDROOM 2

(10'5" x 9' 9") A further double bedroom to the front.

BEDROOM 3

(6'10 x 6'1) A single bedroom with built in deep airing cupboard housing the gas fired combination boiler with storage space and shelving.

BATHROOM

Fitted with a white three piece suite comprising bath and 'Mira' shower above, wash hand basin and low level WC. Fully tiled with chrome bathroom fittings and mirror with light above.

OUTSIDE

Patio garden to the front with shrub borders. To the rear is a small enclosed garden with paved patio area and shrub borders. Single garage in a separate block.

COUNCIL TAX

This property has been placed in council tax band E.

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - EE, Vodafone, Three, O2
Broadband - Basic 15 Mbps, Superfast 177 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=100050405192>

TERMS

1. To be let on an Assured Shorthold Tenancy for 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:

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