



3 Regent Court, Regent Parade, Harrogate, HG1 5AW

£2,150 pcm

Bond £2,480

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

3 Regent Court, Regent Parade, Harrogate, HG1 5AW

An attractive stone cottage presented to a high standard with the advantage of off road parking for two vehicles and a private garden, situated in this delightful position on the edge of the Stray. The property is appointed to a high standard and provides generous accommodation with three double bedrooms, two bathrooms plus a dining kitchen and sitting room. Regent Parade is situated in this desirable and highly fashionable town-centre location on the edge of the famous Harrogate Stray, within level walking distance of the town centre and its associated amenities. EPC rating C.

GROUND FLOOR

SITTING ROOM

A spacious reception room with windows to front and rear and an attractive fireplace.

DINING KITCHEN

An open plan living space with dining area and kitchen. Windows to front and side and doors to front and side. The kitchen comprises a range of quality wall and base units with integrated appliances including electric hob, oven, dishwasher, washing machine, tumble dryer and fridge/freezer.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

BEDROOM 2

A double bedroom with skylight window with electric blind. Fitted wardrobes.

BEDROOM 3

A further double bedroom with window to front and fitted wardrobes.

BATHROOM

A modern white suite with WC, basin with cabinet above with mirror, bath with shower above. Tiled walls and floor and heated towel rail.

SHOWER ROOM

A modern white suite with WC, basin set within vanity unit with mirrored cabinet above, large walk-in shower. Heated towel rail. Window to side.

OUTSIDE

The property has the advantage of off-road parking for two vehicles and there is a 7kw car charging point. There is also an attractive courtyard garden providing a paved sitting area with planted raised beds.

COUNCIL TAX

This property has been placed in council tax band C.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Vodafone, Three, O2 all good outdoors. Vodafone variable in-home.
Broadband - Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps
Network availability - Openreach, 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=100050405820>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 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

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For all enquiries contact us on:

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