



3 Chaucer Green, Harrogate, HG1 3LW

£895 pcm

Bond £1,032

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

3 Chaucer Green, Harrogate, HG1 3LW

A modern two bedroomed family home with good sized garden, situated in this convenient location well served by local amenities. This good sized property provides accommodation comprising a sitting room, dining kitchen, two double bedrooms, and a bathroom. To the rear of the property there is a good sized garden with lawn and patio. The property is situated in this quiet residential location within the Bilton area of Harrogate, close to beautiful open countryside and just a short distance from Harrogate town centre. EPC Rating C.

GROUND FLOOR

SITTING ROOM

A porch leads to a spacious reception room with window to front.

DINING KITCHEN

With a generous dining area and kitchen with a range of fitted wall and base units with gas hob, integrated oven and freestanding fridge/freezer and washing machine. Door leads to the garden.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobe.

BEDROOM 2

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

BATHROOM

A white suite with WC, basin set within a vanity unit and bath with shower above. Tiled walls and floor.

OUTSIDE

To the rear of the property, there is a good size garden with lawn and paved sitting area.

COUNCIL TAX

The property has been placed in Council Tax Band B.

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - EE, Vodafone, Three, O2 all good outdoors
Broadband - Basic 3 Mbps, Superfast 62 Mbps, Ultrafast 1800 Mbps
Network availability - CityFibre, Virgin Media, 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=100050386829>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No pets or children without landlord's consent. No Sharers.
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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