



Flat 2, 45 St George's Road, Harrogate, North Yorkshire, HG2 9BP

£1,200 pcm

Bond £1,384

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 2, 45 St George's Road, Harrogate, North Yorkshire, HG2

A spacious and well presented duplex apartment, with parking, situated in this desirable South Harrogate location. The impressive accommodation is arranged over the ground and lower ground floor of this attractive period property. There is a stunning open plan kitchen and living area with glazed doors leading to the outside space. There is a double bedroom on the ground floor with adjoining shower room with underfloor heating. On the lower ground floor, there is a shower room, a utility area and a further useful room. The property has the benefit of an allocated parking and use of a communal outside sitting area. St Georges Road is a desirable tree-lined Avenue, situated on the south side of Harrogate, within easy walking distance of the town centre and well served by local amenities. EPC Rating D.

GROUND FLOOR LIVING KITCHEN

A stunning open plan living space with sitting and dining areas and glazed doors leading to the rear outside sitting area, includes 2 sofas and low table. There is a modern fitted kitchen with a range of wall and base units with integrated oven, microwave, electric hob, dishwasher and fridge freezer.

BEDROOM

A double bedroom with bay window, includes bed and freestanding wardrobe.

SHOWER ROOM

A modern white suite comprising WC, basin and shower. Heated towel rail. Tiled floor with underfloor heating.

LOWER GROUND FLOOR UTILITY

A useful utility space with fitted units, worktop and sink. Space and plumbing for washing machine.

USEFUL ROOM

With fitted wardrobes.

SHOWER ROOM

With WC, basin and shower. Heated towel rail. Underfloor heating.

OUTSIDE

The property is the benefit of allocated off road parking. French doors from the apartment, lead to a communal outside sitting area.

COUNCIL TAX

The property has been placed in Council Tax Band B

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Vodafone, Three, O2 (all may be limited in-home)
Broadband - Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps
Network availability - CityFibre, Openreach, Virgin

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=100050408767>

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 be managed by Verity Frearson.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

