



51 Nightingale Drive, Harrogate, HG1 4NJ

£1,300 pcm

Bond £1,500

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

51 Nightingale Drive, Harrogate, HG1 4NJ

A Spacious Three Bedroom townhouse with enclosed landscaped garden, garage and off-street parking for two cars, situated in this popular and convenient location. The accommodation is arranged over three floors and comprises; entrance hallway, cloakroom/wc, office/ bedroom and a ground floor shower room. To the first floor an modern breakfast kitchen and an L-shaped sitting room. To the second floor there are two double bedrooms, the master served by an en-suite shower room and a house bathroom. Outside off street parking to the front providing two parking spaces and leads to a garage. To the rear an enclosed garden.

Situated in a popular residential development with play park area, and well served by the local shops and services of Knaresborough Road. Harrogate town centre is approximately only 1.5 miles distant, and Starbeck railway station is within easy walking distance. EPC Rating C

GROUND FLOOR

ENTRANCE HALL

Central heating radiator. Internal access door to integral garage. Stairs to first floor. Rear access door.

CLOAKROOM WC

Low flush wc and wall mount wash hand basin

OFFICE / BEDROOM 3

Window to the rear. Central heating radiator. Window to rear elevation

SHOWER ROOM

Shower enclosure , wash hand basin, heated ladder towel rail.

FIRST FLOOR

BREAKFAST KITCHEN

Range of wall and base units with working surfaces having inset 1.5 sink and drainer and tiled splash backs. Breakfast/dining table. Electric oven and grill, electric hob, extraction fan over, washing machine, tumble dryer, fridge and freezer. Central heating radiator and window to rear elevation.

SITTING ROOM

Space for dining table. Gas coal effect fire. Central heating radiators (please note radiator under window does not work). Windows to front elevation

SECOND FLOOR

LANDING

With useful storage cupboard

BEDROOM 1

Fitted bedroom furniture which includes wardrobes and dressing table. Windows to front elevation. Central heating radiator.

EN-SUITE SHOWER ROOM

Shower enclosure, low flush wc, wash basin. Central heating radiator.

BEDROOM 2

Shower enclosure, low flush wc, wash basin. Central heating radiator.

BATHROOM

Panelled bath with shower over and screen, low flush wc and pedestal wash hand basin. Central heating radiator.

OUTSIDE

Two parking spaces to the front providing parking for two cars. To the rear an enclosed low maintenance garden with artificial lawn, paved seating area and mature shrubs providing a degree of privacy.

INTEGRAL GARAGE

Wall and base units proving a utility space including washing machine and dishwasher. Electric up and over door to the front.

COUNCIL TAX

The property has been placed in Council Tax Band E.

SERVICES

All mains services are connected to the property.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Network availability - Add details from Ofcom website

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=10003017510>

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

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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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