



32 Timble Grove, Harrogate, North Yorkshire, HG1 2BJ

£900 pcm

Bond £1,038

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

32 Timble Grove, Harrogate, North Yorkshire, HG1 2BJ

A well-presented two-bedroom home with enclosed rear garden situated in a popular cul-de-sac location close to local amenities and transport links.

This attractive home offers well-maintained and stylish accommodation throughout with high-quality woodwork and solid doors throughout and includes a spacious living room, modern kitchen with granite-effect worktops, two double bedrooms and a contemporary bathroom. Externally, the property benefits from a private enclosed garden to the rear and lawned garden to the front, with a useful garden shed for storage. EPC Rating B.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
With stairs leading to the first floor.

LIVING ROOM

A spacious reception room with solid wood flooring and window to the front elevation.

BREAKFAST KITCHEN

Fitted with a range of wall and base units and granite effect worktops. Integrated oven, gas hob, fridge and freezer. Space and plumbing for other appliances. Double doors open onto the rear garden. Space for breakfast table.

FIRST FLOOR

BEDROOM 1
A generous double bedroom.

BEDROOM 2

A further double bedroom.

BATHROOM

Fitted with a white suite including WC, washbasin and bath, with raised step access to a separate shower cubicle.

OUTSIDE

To the front of the property is a lawned garden. To the rear is a private enclosed garden with decked sitting area for low-maintenance outdoor space with table, 4 chairs & parasol. A garden shed provides useful external storage with power and light. Outside tap. On-street parking.

COUNCIL TAX

The property is in Council Tax Band B.

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - EE, Vodafone, Three, O2
Broadband - Basic 8 Mbps, Superfast 75 Mbps, Ultrafast 1800 Mbps
Network availability - Virgin, CityFibre, 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=100050411902>

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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For all enquiries contact us on:

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