



30 Providence Terrace, Harrogate, North Yorkshire, HG1 5EX

£795 pcm

Bond £917

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

30 Providence Terrace, Harrogate, North Yorkshire, HG1 5EX

An attractive two bedroomed middle of terraced stone fronted property with off-road parking situated in this quiet and most convenient town centre location. This is super property has a good sized sitting room together with well equipped kitchen, downstairs utility area and bathroom together with two double bedrooms. At the rear of the property there is a courtyard garden which also provides off-road parking. The property is situated in this most convenient location on a quiet residential street yet within just a few minutes walk of the centre of Harrogate and the railway station. EPC Rating C.

GROUND FLOOR

SITTING ROOM

A porch leads to the sitting room which has a bay window to front with fitted cupboard and fireplace with tiled hearth and wood surround.

KITCHEN

With a range of wall and base units with gas hob and electric oven. Space for appliances. Window to rear.

UTILITY AREA

With worktop and including washing machine. Window to rear and door to side.

BATHROOM

A white suite with WC, basin and bath with shower above. Window to rear.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

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

OUTSIDE

To the rear of the property there is a good sized courtyard garden which can be used to provide off-road parking.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Vodafone, Three, O2
Broadband - Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps
Network availability - 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=100050405302>

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

