



24 Speedwell Glade, Harrogate, North Yorkshire, HG3 2HE

£1,250 pcm

Bond £1,442

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

24 Speedwell Glade, Harrogate, North Yorkshire, HG3 2HE

A spacious & well-presented four bedroom semi-detached house occupying a peaceful cul-de-sac position on Speedwell Glade, just off Saltergate Drive. The property offers generous and flexible accommodation, including a ground-floor bedroom / study and a delightful sunroom extension, ideal for modern-day family living. Benefiting from gas central heating, uPVC double glazing, and attractive gardens to the front and rear, the property is perfectly situated within a short distance of local schools, shops and other amenities. This is a fantastic opportunity to acquire a spacious and versatile home in one of Harrogate's most desirable residential areas. EPC Rating D

GROUND FLOOR ENTRANCE HALL

With central heating radiator.

LIVING ROOM

A bright reception room with window to the front, central heating radiator and under-stairs storage cupboard.

DINING ROOM

Window to the rear and central heating radiator. Glazed doors lead to -

SUNROOM

A spacious and light-filled extension with windows to three sides, skylight window and glazed double doors opening onto the rear garden.

KITCHEN

Fitted with a range of wall and base units and work surfaces incorporating a stainless-steel sink and drainer. Four-ring gas hob with extractor hood, integrated electric oven, plumbing for washing machine and space for fridge / freezer. Window to the rear.

BEDROOM 4 / STUDY

A versatile ground-floor room, ideal as a fourth bedroom or home office. Window to rear, central heating radiator and access to loft storage.

FIRST FLOOR LANDING

Window to the side elevation and access to the roof void.

BEDROOM 1

A double bedroom with window to the front, central heating radiator, fitted wardrobe, drawers, and airing cupboard.

BEDROOM 2

A good-sized double bedroom with window to the rear and central heating radiator.

BEDROOM 3

Window to the rear and central heating radiator. Fitted furniture.

BATHROOM

Modern white suite comprising low-flush WC, washbasin set within a vanity unit, and shower bath with shower over. Heated towel rail.

OUTSIDE

To the front of the property is a lawned garden area and driveway providing off-street parking. There is also a timber garden shed. To the rear there is an attractive low maintenance enclosed garden with paved sitting areas, offering a perfect space for outdoor entertaining.

COUNCIL TAX

The property has been placed in Council Tax Band C.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Three, O2 (Vodafone limited in home)
Broadband - Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps
Network availability - Openreach, CityFibre

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=100050408242>

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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