



Wrens Nest, 1 Kings Court, Pateley Bridge, HG3 5JW

£675 pcm

Bond £778

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Wrens Nest, 1 Kings Court, Pateley Bridge, North Yorkshire,

A one-bedroomed flat, over two floors, situated in this popular market town of Pateley Bridge, convenient for local shops and amenities. Briefly comprising entrance, kitchen with appliances, lounge, bathroom and bedroom. EPC rating D.

GROUND FLOOR

PRIVATE ENTRANCE

Stairs leading up to first floor. Electric storage heater.

FIRST FLOOR

LANDING

With storage cupboards.

KITCHEN

Fitted with a range of wall and base units including washing machine, electric cooker and fridge.

BATHROOM

Fitted with a white suite comprising panelled bath with Mira shower over, low flush WC and hand wash basin.

LOUNGE

Reception room with TV and telephone points and staircase to bedroom. Electric storage heater.

SECOND FLOOR

BEDROOM

With feature exposed stone wall, sloping ceilings with wooden beams. Two velux windows. Electric storage heater.

COUNCIL TAX

This property has been placed in Valuation Band A.

SERVICES

All mains services are connected to the property with the exception of gas.
Mobile coverage - EE, Vodafone, O2 (Three may be limited / not available in home)
Broadband - Basic 19 Mbps, Superfast 80 Mbps
Network availability - 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=10003023962>

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. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. 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.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. 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.
15. 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.
16. 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

