



5 Belgrave Crescent, Harrogate, HG2 8HZ

£950 pcm

Bond £1,096

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY

• SINCE •

1921

5 Belgrave Crescent, Harrogate, HG2 8HZ

A charming ground floor apartment situated in this prime position within one of South Harrogate's most desirable and well-connected locations. This ground floor apartment offers spacious accommodation comprising private entrance hall, sitting room with french doors out to an enclosed paved garden, dining area, kitchen with utility area, shower room and spacious bedroom. Outside a driveway provides off street parking leading to a garage. EPC Rating E.

ENTRANCE VESTIBULE

Door opens to

HALLWAY

Central heating radiator. Doors to

LOUNGE

Feature fireplace. Central heating radiator. Windows to rear elevation. Glazed door out to paved seating area

DINING ROOM

Bay window to the side. Central heating radiator. Door through to

KITCHEN

A comprehensive range of wall and base units with working surfaces having insects sink and drainer, Gas hob with extractor over and tiled splashback. Appliances include electric oven and grill, dishwasher, Fridge and freezer. Plinth heaters. Windows to both side elevations. Side door access.

UTILITY AREA

With washing machine and space for tumble dryer. Working surfaces. Window to rear elevation.

BEDROOM

Bay front window to the front. Central heating radiator

SHOWER ROOM

Shower enclosure, Low flush WC And vanity unit with storage cupboards and inset wash basin. Window to side elevation.

OUTSIDE

Landscaped gardens to the front, gravel and paved areas leading to private entrance. Driveway to the side provides offstreet parking and leads to a garage / storage. To the rear an enclosed paved garden with fencing to perimeter and Side door access to garage.

COUNCIL TAX

The property has been placed in Council Tax Band B.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE (Vodafone, Three, O2 may not be available / limited in home)
Broadband - Basic 11 Mbps, Superfast 216 Mbps, Ultrafast 1800 Mbps
Network availability - Openreach, Virgin, 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=100050384258>

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 NOT be managed by Verity Frearson.

Verity Frearson

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