



**1 Stainmore Grove, Harrogate, HG3 2PB**

**£1,550 pcm**

**Bond £1,788**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 1 Stainmore Grove, Harrogate, HG3 2PB

A well-presented three bedroom detached house, forming part of his popular new development on the outskirts of Harrogate. This modern property is presented to a high standard, and as generous accommodation comprising a sitting room with patio doors leading to the garden, a modern dining kitchen, utility room and downstairs WC. Upstairs, there are three good sized bedrooms, a modern bathroom and ensuite shower room. There is a good-sized garden with lawn and patio, driveway, parking and garage. EPC Rating B.

## GROUND FLOOR

### SITTING ROOM

A spacious reception room with glazed doors leading to the garden.

### DINING KITCHEN

With dining area and a modern fitted kitchen comprising a range of wall and base units with gas hob, integrated oven, integrated fridge/freezer and dishwasher.

### UTILITY ROOM

With worktop and space and plumbing for washing machine and tumble dryer.

### CLOAKROOM

With WC and basin.

## FIRST FLOOR

### BEDROOMS

There are three bedrooms on the first floor, including the main bedroom which has an ensuite shower room.

### ENSUITE

A white suite comprising WC, basin and shower.

### BATHROOM

A white suite comprising WC, basin and bath with shower above.

### OUTSIDE

There is a good size garden with lawn and patio. Driveway parking and garage.

### COUNCIL TAX

The property is in Council Tax band D

### SERVICES

All mains services are connected to the property.  
Mobile coverage - Vodafone (EE, O2 & Three may be unavailable or limited in-home)  
Broadband - Basic 13 Mbps, Ultrafast 1800 Mbps  
Network availability - OFNL, 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=10094450031>

## 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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