



25 Allotment Gardens, Harrogate, HG1 4EF

£2,000 pcm

Bond £2,307

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

25 Allotment Gardens, Harrogate, HG1 4EF

A deceptively spacious five-bedroom linked detached family home, offering generous and flexible accommodation, situated in a quiet position with an open aspect to the front, between Harrogate and Knaresborough. This superb property provides versatile living space arranged over three floors. The ground floor features a modern dining kitchen with glazed doors to the garden, a snug, utility room and cloakroom. On the first floor there is a spacious sitting room, three double bedrooms and a contemporary bathroom, the top floor offers two further double bedrooms, including the main bedroom with en-suite shower room. Outside, a driveway provides parking and leads to a garage. The rear garden is of a good size and offers an attractive outdoor space for sitting and entertaining. EPC Rating C.

GROUND FLOOR SNUG

A reception room with window to the front overlooking open green space.

KITCHEN / DINING ROOM

Fitted with a range of modern wall and base units and integrated appliances. Space for dining table. Glazed doors lead out to the garden.

UTILITY

With fitted units, worktop and plumbing for a washing machine.

CLOAKROOM

With WC and basin

FIRST FLOOR SITTING ROOM

A good-sized first-floor reception room providing an additional living area.

BEDROOMS

There are three double bedrooms on the first floor, each with fitted wardrobes.

BATHROOM

A modern white suite comprising WC, basin set within a vanity unit, and bath with shower above.

SECOND FLOOR BEDROOMS

There are two double bedrooms on the top floor, each with fitted wardrobes. The main bedroom has an en-suite shower room.

EN-SUITE

A white suite comprising WC, basin set within a vanity unit, and shower.

OUTSIDE

A driveway provides off-street parking and leads to a garage. To the rear, there is an attractive and enclosed garden with lawn and paved sitting areas providing an ideal outdoor entertaining space.

COUNCIL TAX

The property has been placed in Council Tax Band E

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - EE, Vodafone, Three, O2
Broadband - Basic 9 Mbps, Superfast 53 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=10023262099>

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:

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