



14 Kingsley Park Mews, Harrogate, North Yorkshire, HG1 4RP

£1,650 pcm

Bond £1,903

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A spacious four-bedroom semi-detached home offering extended living space, a generous garden, and a versatile garden room, all situated in a desirable and quiet location. The ground floor features a sitting room, dining kitchen, and an impressive extension which incorporates a fourth bedroom and shower room, providing a potential annexe or additional reception area. Upstairs, there are three good-sized bedrooms and a modern bathroom. Outside, the property benefits from a driveway providing parking and an integral store with electric garage door. To the rear is a good-sized, south-facing garden with a paved sitting area and a useful garden room offering further versatile space. EPC Rating C.

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with window to front.

DINING KITCHEN

With space for dining table and glazed doors leading to the garden. The kitchen comprises a range of fitted units with gas hob, oven, dishwasher, American fridge freezer and microwave..

UTILITY

With space & plumbing for washing machine and dryer.

BEDROOM 4

A double bedroom with door leading to the garden. A useful ground-floor bedroom or potential for an additional living area.

SHOWER ROOM

A downstairs shower room with WC, washbasin and walk-in shower.

FIRST FLOOR

LANDING

With fitted storage and access to a boarded loft providing useful storage space.

BEDROOMS

There are three good-sized bedrooms on the first floor.

BATHROOM

Fitted with a modern white suite comprising WC, washbasin, and bath with shower above.

OUTSIDE

A driveway provides parking to the front. The rear garden is of a good size and enjoys a south-facing aspect, with a paved sitting and entertaining space.

STORE / GARDEN ROOM

A versatile space with heating, light and power, ideal for use as a garden room, storage area, gym or home office.

COUNCIL TAX

The property has been placed in Council Tax band C.

SERVICES

All mains services are connected to the property.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 15 Mbps, Superfast 66 Mbps, Ultrafast 1800 Mbps

Network availability - Virgin, 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=100050397881>

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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For all enquiries contact us on:

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