



12 Heather Way, Harrogate, North Yorkshire, HG3 2SH

£1,100 pcm

Bond £1,269

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

12 Heather Way, Harrogate, North Yorkshire, HG3 2SH

A well presented three bedroomed semi detached house with small gardens to front and rear, plus side driveway leading to single garage. Well appointed accommodation with gas central heating and double glazing throughout. Popular residential location to the north-western outskirts of Harrogate, served by local shops and services. Close to open countryside with the town centre being only 1.5miles distant approx. EPC rating D.

GROUND FLOOR

LOUNGE

16' 0" x 13' 4" (4.88m x 4.06m) With double glazed bay window to front, attractive fireplace with electric fire and central heating radiator.

DINING ROOM

8' 3" x 7' 3" (2.51m x 2.21m) With double glazed patio doors leading to rear garden and central heating radiator.

KITCHEN

9' 5" x 5' 9" (2.87m x 1.75m) With modern range of fittings incorporating built-in electric hob with oven below and hood above plus washer dryer and fridge freezer.

FIRST FLOOR

BEDROOM 1

13' 5" x 8' 7" (4.09m x 2.62m) A double bedroom with double glazed window to front, central heating radiator and airing cupboard housing hot water cylinder.

BEDROOM 2

10' 11" x 6' 11" (3.33m x 2.11m) A further bedroom with double glazed window to rear and central heating radiator.

BEDROOM 3

8' 3" x 6' 2" (2.51m x 1.88m) A third bedroom with double glazed window to rear and central heating radiator.

BATHROOM

6' 10" x 5' 8" (2.08m x 1.73m) Fitted with a modern white suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower above and screen adjacent. Fully tiled walls, double glazed window to side and central heating radiator.

OUTSIDE

Lawned gardens to front with long driveway to side leading to SINGLE GARAGE. Enclosed lawned garden to rear and flagged patio area. Flowering borders.

COUNCIL TAX

This 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 4 Mbps, Superfast 58 Mbps, Ultrafast 1800 Mbps
Network availability - CityFibre, Openreach, Virgin

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=200002734456>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 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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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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