



14 Fieldway Close, Harrogate, HG1 3JS

£950 pcm

Bond £1,096

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

14 Fieldway Close, Harrogate, HG1 3JS

A well-presented two bedroom inner terrace house, close to excellent amenities and pleasant countryside walks.

The accommodation comprises, large living room, breakfast kitchen, two double bedrooms and shower room. To the front of the property there is a block paved area and to the rear is a paved garden, with hand gate to a nearby footpath which links with Bilton Lane. EPC Rating D.

LIVING ROOM

With window to the front.

BREAKFAST KITCHEN

With understairs cupboard, wall mounted cupboards and base units, electric cooker, fridge freezer and washing machine. UPVC door and window to the rear.

FIRST FLOOR

BEDROOM ONE

With window to the front.

BEDROOM TWO

With store cupboard and window to the rear.

SHOWER ROOM

With shower cubicle, wc, basin and useful cupboard.

OUTSIDE

To the front of the property is a block paved area.

To the rear of the property is a paved garden with timber fencing and hand gate to a footpath which connects to Bilton Lane.

COUNCIL TAX

The property has been placed in council tax band B.

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - EE, Vodafone, Three(variable in home), O2
Broadband - Basic 4 Mbps, Superfast 62 Mbps, Ultrafast 1800 Mbps
Network availability - City Fibre, Virgin Media, 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=100050391586>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months defaulting to periodic from 1st May 2026.
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 Fearson 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 Fearson.

Verity Fearson

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For all enquiries contact us on:

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