



11 High Row, Summerbridge, Harrogate, HG3 4BS

£995 pcm

Bond £1,148

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A beautifully presented home providing deceptively spacious accommodation over three levels located in the heart of this sought-after village. This super home has been modelled creating a light and airy living space. The spacious accommodation comprises a sitting room and modern bathroom on the ground floor, modern Magnet kitchen diner to the lower ground floor and two good sized bedrooms to the first floor. The property is situated in Summerbridge, a sought-after village with excellent local services and range of shops, situated between Harrogate and Pateley Bridge. EPC Rating D.

GROUND FLOOR

SITTING ROOM

A reception room with triple glazed windows to front and rear, attractive stone fireplace with Esse log burning stove.

BATHROOM

A modern white suite with WC, basin and bath with shower above. Heated towel rail and triple glazed window to rear.

LOWER GROUND FLOOR

KITCHEN

A modern Magnet fitted kitchen with a range of wall and base units, electric hob with extractor hood above and integrated oven below. Integrated dishwasher and washing machine. Fridge freezer available if required. Spacious dining area with tiled floor. Triple glazed window and door to rear.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further double bedroom with triple glazed window to rear and fitted cupboard.

OUTSIDE

There is a shared courtyard and an allocated parking space.

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 all good outdoors only

Broadband - Basic 14 Mbps, Superfast 51 Mbps, Ultrafast 1800 Mbps (Amend as appropriate)

Network availability - Openreach

Information obtained via:

<https://checker.ofcom.org.uk/>

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=10003600687>

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 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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For all enquiries contact us on:

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