



65 Regent Avenue, Harrogate, HG1 4BJ

£875 pcm

Bond £1,009

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

65 Regent Avenue, Harrogate, HG1 4BJ

A well presented 2 bedroomed town house appointed to a good standard with the benefit of gas central heating, double glazing and newly fitted carpets. The property also features a private and enclosed courtyard to the rear. Highly convenient and popular residential location, well served by local shops and services, within easy walking distance of Harrogate town centre. EPC rating D.

GROUND FLOOR

SITTING ROOM

A reception room with window to front.

KITCHEN

A modern fitted kitchen with a range of wall and base units with electric hob and new oven, integrated fridge and freezer. Window to rear and under stairs cupboard.

UTILITY AREA

With fitted units and worktop and new washing machine.

BATHROOM

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

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further good sized bedroom with window to rear. Freestanding wardrobe provided.

OUTSIDE

There is an enclosed courtyard garden to the rear of the property providing an excellent outdoor entertaining space.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE (Vodafone, Three, O2 may be variable in home)
Broadband - Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps
Network availability - Openreach, CityFibre, 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=100050405651>

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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