



10 Beech Grove Court, Beech Grove, Harrogate, HG2 0EU

£2,500 pcm

Bond £2,884

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 10 Beech Grove Court, Beech Grove, Harrogate, HG2 0EU

A superb two/three bedroom apartment with balcony, double garage and stunning views over the Stray, located in one of Harrogate's most sought-after town centre locations.

This stylish and spacious apartment is situated on prestigious Beech Grove, enjoying panoramic views across the Stray and Harrogate town centre. The property is ideal for those seeking a peaceful yet central location, with the added benefits of private parking, lift access, and generous storage. EPC Rating E.

## ACCOMMODATION

### PRIVATE ENTRANCE HALL

A spacious and welcoming hallway with doors leading to all rooms. Fitted storage and cloak cupboards.

### LOUNGE

A beautifully presented reception room with door opening onto a private balcony that enjoys amazing views across The Stray and Harrogate town centre. An ideal space for relaxing or entertaining.

### DINING ROOM / SECOND RECEPTION ROOM / BEDROOM 3

A versatile second reception space perfect for formal dining or flexible living arrangements. Large windows provide excellent natural light. This spacious room could be used as a third bedroom.

### BREAKFAST KITCHEN

Fitted with a modern range of wall and base units with integrated appliances and worktops. Window with a pleasant outlook.

### BEDROOM 1

A spacious double bedroom with built-in wardrobes and access to:

### EN-SUITE SHOWER ROOM

Modern white suite comprising WC, basin, and shower.

### BEDROOM 2

A further well-proportioned double bedroom with fitted storage.

### BATHROOM

Fitted with a modern suite including bath, basin and WC. Fully tiled walls.

### OUTSIDE

- Private balcony with elevated Stray views
- Double garage providing secure parking and storage
- Two private storerooms, on the lower ground floor
- Access via communal reception hall with lift to all floors

### SERVICES

All mains services are connected to the property.  
Mobile coverage - Vodafone, good, Three, O2 & EE variable indoors  
Broadband - Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps  
Network availability - 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=100050383971>

## 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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