



The Coach House, 40a York Place, Harrogate, HG1 5RH

£1,700 pcm

Bond £1,961

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

The Coach House, 40a York Place, Harrogate, HG1 5RH

This beautifully presented property provides stunning accommodation with an open plan, living area and kitchen with woodburning stove, downstairs WC and glazed doors leading to the garden. Upstairs, there are two double bedrooms and two ensuite shower rooms. The property has the benefit of parking and a private patio garden to the front.

The coach house is situated in a delightful town centre position being on the edge of the famous Harrogate Stray and within a few minutes walk of the town centre where there is a superb range of amenities, including a selection of shops, bars, restaurants, together with excellent public transport links. EPC Rating D

OPEN PLAN LIVING AREA & KITCHEN

A stunning open plan living space with sitting and dining areas and woodburning stove. Parquet wood flooring. The stylish kitchen comprises a range of modern fitted units with electric hob, integrated double oven, integrated fridge/freezer, dishwasher and washing machine. Under stairs cupboard.

CLOAKROOM

With basin and WC. Heated towel rail.

BEDROOM 1

A double bedroom with fitted wardrobes.

ENSUITE 1

A modern white suite comprising WC, basin and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A further good sized bedroom.

ENSUITE 2

A modern white suite comprising WC, basin and shower. Tiled walls and floor. Heated towel rail.

OUTSIDE

A drive provides parking. There is a paved garden to the front, providing an excellent outdoor sitting area and entertaining space.

SERVICES

All mains services are connected to the property with the exception of gas. Mobile coverage - EE, Vodafone, O2 good. Three variable. Broadband - Basic 14 Mbps, Ultrafast 1800 Mbps

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=10093032187>

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 NOT be managed by Verity Frearson.

Verity Frearson

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For all enquiries contact us on:

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