



36 Burn Bridge Oval, Burn Bridge, Harrogate, North Yorkshire, HG3 1LP

£1,850 pcm

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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A deceptively spacious four bedroom detached family house with ensuite facilities plus four reception rooms, together with an attractive, private South facing garden to the rear. This excellent family home is situated in a popular residential location on the southern outskirts of Harrogate, ideally placed for daily commuting to Leeds, whilst also being within an easy walk of Pannal Railway Station. Inspection highly recommended. EPC Rating D.

GROUND FLOOR
PORCH

HALLWAY

CLOAKROOM/ WC
with a low flush w/c and hand wash basin

LOUNGE
22' 11" x 11' 10" (6.99m x 3.61m) with a doubled glazed window to the front and rear, stone fire place with coal effect gas fire and two central heating radiators.

SUNROOM
7' 8" x 6' 8" (2.34m x 2.03m) with double glazed french door to the rear garden.

STUDY
10' 10" x 10' 6" (3.3m x 3.2m) with double glazed windows to the rear and side of the property, with a central heating radiator.

KITCHEN
11' 11" x 10' 10" (3.63m x 3.3m) with an extensive range of modern fittings incorporating a gas Rangemaster stove and integrated dishwasher and fridge-freezer.

DINING ROOM
12' 4" x 9' 8" (3.76m x 2.95m) with double glazed french doors and a central heating radiator.

UTILITY ROOM
8' 5" x 4' 5" (2.57m x 1.35m) with fitted cupboards and wall units, a washing machine and a double glazed window to the front.

SIDE ENTRANCE LOBBY

FIRST FLOOR
BEDROOM 1
10' 6" x 9' 8" (3.2m x 2.95m) with double glazed windows to the rear leading to a modern white en-suite comprising of a low flush w/c, pedestal hand wash basin and a shower cubicle.

BEDROOM 2
13' 11" x 11' 10" (4.24m x 3.61m) with a double glazed window to the front and a central heating radiator. With the addition of two fitted eaves cupboards.

BEDROOM 3
13' 8" x 10' 10" (4.17m x 3.3m) with double glazed windows to the rear and side with a central heating radiator.

BEDROOM 4
13' 5" x 8' 7" (4.09m x 2.62m) with a double glazed window to the front a central heating radiator with the benefit of walk-in eaves storage.

BATHROOM
6' 5" x 5' 7" (1.96m x 1.7m) with a double glazed window to the front and a modern white suite comprising of a panelled bath, a pedestal hand wash basin and a low flush w/c.

OUTSIDE
A lawned garden to the front.
Tarmac drive to the front provides off-street parking and leads to integral garage and gardens to the rear with a pleasant South aspect featuring patios, flower borders and mature boundaries.

- TERMS**
1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
 2. No children or sharers without landlord's consent. No pets.
 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 Feed 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. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
 10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
 11. The move-in date must be no more than 30 days after payment of the holding deposit.
 12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
 13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
 14. 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.
 15. 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.
 16. This property will be managed by Verity Frearson.

Verity Frearson

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