



14 Aspin Lane, Knaresborough, HG5 8ED

£1,375 pcm

Bond £1,586

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 14 Aspin Lane, Knaresborough, HG5 8ED

A superb three bedroom brick built semi detached house offering spacious and well appointed accommodation. This impressive family home is situated in a very attractive position overlooking King James school playing fields, conveniently placed within 5 minutes walk of the popular market town of Knaresborough and a range of excellent amenities, shops, pubs and restaurants. EPC rating D.

## GROUND FLOOR

### ENTRANCE PORCH

### ENTRANCE HALL

With understairs cupboard.

### LOUNGE

With gas fire and bay window to front.

### DINING ROOM

With gas fire and patio doors leading to -

### CONSERVATORY

With doors to rear garden.

### KITCHEN

Stylish newly fitted kitchen comprising range of wall and base units, stainless steel sink unit and including built-in oven and hob, fridge/freezer and dishwasher. With rear entrance door.

## FIRST FLOOR

### LANDING

### BEDROOM 1

A double bedroom with bay window to front. Built-in wardrobes.

### BEDROOM 2

A further double bedroom with window to rear. Built-in wardrobes.

### BEDROOM 3

A further bedroom with window to front.

### BATHROOM

Comprising wash hand basin set within vanity unit, low flush WC and bath with shower over. With modern tiling and heated towel rail.

### OUTSIDE

Attractive south facing rear garden. Driveway providing off street parking and detached garage with up and over door.

## COUNCIL TAX

This property has been placed in council tax band D.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
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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