



27 West End Avenue, Harrogate, North Yorkshire, HG2 9BX

£2,900 pcm

Bond £3,346

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

27 West End Avenue, Harrogate, North Yorkshire, HG2 9BX

A beautifully presented period town house offering generous and flexible accommodation over four levels, with the advantage of an attractive outside space and large integral garage. This super end-of-terrace property is appointed to a high standard, with five good-sized bedrooms, two house bathrooms plus en-suite bathroom off the master bedroom. On the ground floor there is an impressive open-plan sitting room and dining room, together with a dining kitchen and access onto a balcony. On the lower ground floor there is a further living space as well as a large utility room and access to the integral garage. EPC Rating E.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

Central heating radiator and tiled floor.

SITTING ROOM

A spacious reception room with high ceilings and bay window to front with wooden shutters. Attractive marble fireplace with living-flame gas fire.

DINING ROOM

Window to rear, fitted shelving and cupboard, central heating radiator and attractive marble fireplace with open grate.

DINING KITCHEN

Range of wall and base units and work surfaces having inset Belfast sink. Gas cooker with extractor hood above, fridge freezer & integrated dishwasher. Windows to rear and side. Tiled floor and central heating radiator. Space for a dining table and door leading to balcony.

LOWER GROUND FLOOR

FAMILY ROOM

A further reception room with glazed doors leading to the rear courtyard garden. Central heating radiator and tiled floor.

CLOAKROOM

With low-flush WC and washbasin.

UTILITY ROOM

A large utility room providing useful storage and plumbing for washing machine.

FIRST FLOOR

MASTER BEDROOM

A spacious master suite with windows to front, central heating radiator and dressing area with fitted wardrobes.

EN-SUITE SHOWER ROOM

A newly fitted suite comprising Low-flush WC, washbasin and shower.

BEDROOM 2

A good-sized double bedroom with window to rear and central heating radiator.

BATHROOM

White suite comprising low-flush WC, washbasin and bath. Heated towel rail, fitted cupboards, window to rear and tiled floor.

SECOND FLOOR

BEDROOM 3

Window to front and central heating radiator.

BEDROOM 4

Window to rear and central heating radiator.

BEDROOM 5

Window to front and central heating radiator.

SHOWER ROOM

A high-quality modern suite comprising Low-flush WC, washbasin and shower cubicle. Heated towel rail, skylight window and tiled floor and access to spacious airing cupboard.

OUTSIDE

Attractive lawned garden to front with well-stocked borders. To the rear there is an enclosed walls courtyard-style garden providing a private outdoor sitting area. There is also a balcony accessed from the kitchen. Large integral garage with electric door, which could be used for parking and additional storage.

COUNCIL TAX

The property has been placed in Council Tax Band E.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Vodafone, Three, O2 (all may be limited in-home)
Broadband - Basic 12 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=100050413734>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 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 be managed by Verity Frearson.

Verity Frearson

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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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