



THOMLINSONS

— 1870 —

Terms & Conditions

As per the Tenant Fees Act June 2019 you are responsible for

- Paying a holding deposit (equivalent to one week of the monthly rent)
- Paying a deposit equivalent to 5 weeks rent
- Paying your rent monthly in advance
- Paying all utilities and council tax bills during term of lease
- Adhering to a property inspection schedule
- Care of property and inventory
- Ensuring all references and credit checks are satisfactory
- Insuring own contents/possessions

Restrictions with a tenancy agreement

Some restrictions may include:

- You will be prevented from running a business from the property.
- Pets. Some landlords will not accept pets. Those who do may require additional cleaning to be paid for on termination of the lease.
- Smoking. Landlords will not permit smoking in the property. If it's evident you have smoked then you may become liable for re-decoration costs.
- HMO We do not accept Multiple Occupancy

Moving In

The Assured Shorthold Tenancy Agreement will be available along with the Inventory prior to signing. We recommend you read the AST before signing giving you an opportunity to familiarise yourself with all the details and prepare any questions.

On your move in date an appointment will be made for the keys to be collected from our office.

Once you have moved into your property you have seven working days to check the inventory and hand this back to us (managed only). If there is anything we have missed or something needs fixed please note this on the inventory and return to us.

Moving Out

If you wish to leave the property at the end of the tenancy, you must give us one month's notice in writing. Should you wish to leave before the Tenancy End Date you will be charged an Early Termination Fee of £660 Inc. VAT.

%epcGraph_c_1_250%



THOMLINSONS

— 1870 —

36 Grove Park Terrace, Harrogate, HG1 4BW

£1,450 pcm



CLOSE TO CENTRE | THREE BEDROOMS | ATTIC ROOM | SPACIOUS & MODERN | EN-SUITE
An exceptionally spacious, stone built, end terrace property, situated in this popular residential location close to local amenities and within easy reach of the Harrogate town centre with accommodation as follows; Dining Kitchen, Cloakroom, Lounge, Master Bedroom with En-Suite, Two Further Bedrooms, Bathroom, Attic Room. Garden On Street Parking.
UNFURNISHED NOT SUITABLE FOR PETS NO SMOKERS.



01937582748 | www.thomlinsons.co.uk



Directions

From Harrogate take York Place, towards Knaresborough, and at the roundabout turn left into Skipton Road. Grove Park Terrace is then a turning on the right hand side.

Accommodation Comprises

SITUATION & DESCRIPTION

An exceptionally spacious, stone built, end terrace property, situated in this popular residential location close to local amenities and within easy reach of the Harrogate town centre.

The property has the benefit of double glazing and central heating and offers unique accommodation which has been beautifully maintained throughout and comprises: Entrance vestibule, large open plan kitchen/dining room with island unit and integrated appliances, store room, ground floor wc, spacious living room with double doors, large master bedroom with en-suite shower room, two further bedrooms and house bathroom. A staircase leads to an extremely useful loft area with deep eaves storage and velux window.

The property has enclosed courtyard gardens with timber boundary fencing and garden shed with bi-fold doors leading to the kitchen.

GROUND FLOOR

LOUNGE

16' 6" x 16' 1" (5.03m x 4.9m) with large bay window and fireplace with living flame fire

DINING AREA

10' 0" x 9' 6" (3.05m x 2.9m) with large bay window to side and double French doors leading into lounge

DINING KITCHEN

14' 2" x 10' 0" (4.32m x 3.05m) having wall and floor mounted units with worktops over, integrated dishwasher, free standing fridge freezer, centre island with stools, bi-folding doors to rear garden, LED lights, cupboard housing boiler and washing machine

CLOAKROOM

part tiled and having low level wc and pedestal washbasin

FIRST FLOOR

BEDROOM ONE

14' 6" x 16' 1" (4.42m x 4.9m) into large bay window

EN-SUITE SHOWER ROOM

with walk in shower, low level WC and pedestal washbasin

BEDROOM TWO

11' 11" x 11' 5" (3.63m x 3.48m) with large bay window

BEDROOM THREE

11' 7" x 9' 0" (3.53m x 2.74m) with window to side

ATTIC CONVERSION

3.89m x 3.10m (12'9" x 10'2") Ideally suited for storage and having free standing dryer

DIRECTIONS

From Harrogate take York Place, towards Knaresborough, and at the roundabout turn left into Skipton Road. Grove Park Terrace is then a turning on the right hand side.

COUNCIL TAX

The property has been placed in band C.

