



Flat 2, 27 Cold Bath Road, Harrogate, North Yorkshire, HG2 0NL

£1,250 pcm

Bond £1,442

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 2, 27 Cold Bath Road, Harrogate, North Yorkshire, HG2

A well-presented two-bedroom first and second floor duplex apartment situated in a convenient position for both the town centre and local high quality shops. The apartment benefits from two double bedrooms, modern kitchen and bathroom fittings, gas central heating and double glazing. With the added benefit of two allocated parking spaces. EPC rating D.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With staircase leading to:

FIRST FLOOR

ENTRANCE HALL

With entryphone system and staircase to second floor.

LIVING ROOM

13' 7" x 12' 7" (4.14m x 3.84m) A good sized room with windows to front and side.

SEPERATE CLOAKROOM

With low flush WC, wash hand basin and central heating boiler.

BREAKFAST KITCHEN

16' 3" x 13' 2" (4.95m x 4.01m) Fitted with a range of wall and base units with granite work surfaces over. Including five ring gas hob with integrated double electric oven below and extractor canopy over, integrated fridge, freezer, dishwasher and washer/dryer.

SECOND FLOOR

LANDING

With doors off to other rooms.

BEDROOM 1

15' 6" x 13' 2" (4.72m x 4.01m) A good sized double bedroom with dormer window to side.

BEDROOM 2

13' 4" x 10' 6" (4.06m x 3.2m) A further double bedroom with dormer window to side.

BATHROOM

Fully tiled with panelled bath with shower attachment over and glazed screen, low flush WC with concealed cistern and wash hand basin. With heated towel rail and window to front.

OUTSIDE

To the front of the property are two allocated parking spaces.

COUNCIL TAX

This property has been placed in council tax band C.

SERVICES

All mains services are connected to the property.

Mobile coverage - Vodafone, Three, O2 good. EE Variable in-home Broadband - Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps Network availability - Openreach, CityFibre

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=10013654865>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 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 be managed by Verity Frearson.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

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