



7 Ashdale Court, Harlow Manor Park, Harrogate, HG2 0QJ

£995 pcm

Bond £1,148

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 7 Ashdale Court, Harlow Manor Park, Harrogate, North

A well presented two bedroom apartment located in this fashionable and convenient location just off Cold Bath Road, close to a number of shops and local amenities, just a short walk from Harrogate town centre. This second floor apartment has the benefit of lift facilities, gas central heating and off street parking. EPC rating C.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

With lift and stairs to upper floors.

## SECOND FLOOR

### PRIVATE ENTRANCE HALL

A spacious hallway with useful store room housing the gas fired boiler.

### KITCHEN

13' 3" x 7' 1" (4.04m x 2.16m) Fitted with a range of wall and base units with inset sink unit and including gas hob, integrated electric oven, integrated microwave, integrated dishwasher and integrated fridge and freezer.

### LIVING ROOM/DINING ROOM

16' 5" x 13' 9" (5m x 4.19m) A bright and spacious room with windows to two sides with south/west aspect.

### BEDROOM 1

9' 0" x 11' 10" (2.74m x 3.61m) A double bedroom..

### BEDROOM 2

7' 1" x 11' 10" (2.16m x 3.61m) A double bedroom.

### BATHROOM

Fitted with a modern white suite comprising bath with shower over, wash hand basin and low flush WC. With useful built in storage unit and mirrored cabinet.

### OUTSIDE

Allocated off street parking to the front. To the rear of the building are well maintained communal gardens.

### COUNCIL TAX

This property has been placed in council tax band D.

### SERVICES

All mains services are connected to the property.  
Mobile coverage - EE, Vodafone, Three, O2 may not be available indoors  
Broadband - Basic 16 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=100052006428>

## TERMS

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

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North Yorkshire, HG1 1JT

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