



**Flat 3, 32 Grove Park Terrace, Harrogate, HG1 4BW**

**£695 pcm**

**Bond £801**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 3, 32 Grove Park Terrace, Harrogate, HG1 4BW

A well-presented one-bedroom second-floor apartment situated on the top floor of a substantial building comprising three apartments. The apartment is situated in a quiet yet highly convenient location, well served by the amenities of High Harrogate and within easy walking distance of the town centre. FURNISHED. EPC rating E.

## GROUND FLOOR

Security-controlled entrance door leads to -

## COMMunal ENTRANCE HALL

With stairs leading to the upper floors.

## SECOND FLOOR

Private front door leads to -

## LOUNGE

15' 11" x 9' 5" (4.85m x 2.87m) Double-glazed window to front, laminate wood flooring and coved ceiling. Feature fireplace and night storage heater.

## KITCHEN

12' 0" x 6' 4" (3.66m x 1.93m) With large skylight window providing ample natural daylight. Fitted base cupboards with work surfaces above having inset single-drainer stainless-steel sink unit, plus matching wall-mounted units. Built-in ceramic hob with oven below and extractor hood above. Plumbing for washing machine and laminate wood flooring.

## BEDROOM

15' 2" x 9' 5" (4.62m x 2.87m) A double bedroom with double-glazed window to rear, laminate wood flooring, night storage heater and coved ceiling.

## SHOWER ROOM

9' 1" x 3' 1" (2.77m x 0.94m) Modern suite comprising low-flush WC, pedestal wash-hand basin and fully tiled shower cubicle. Half-tiled walls, heated towel rail, extractor fan and coved ceiling.

## COUNCIL TAX

This property has been placed in council tax band A.

## SERVICES

All mains services are connected to the property with the exception of gas. Mobile coverage - Vodafone, Three, O2 (EE may be variable in home) Broadband - Basic 8 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=100050393548>

## 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 NOT be managed by Verity Frearson.

## Verity Frearson

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