



Flat 1 , 63 Kings Road, Harrogate, HG1 5HJ

**£1,650 pcm**

**Bond £1,903**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 1 , 63 Kings Road, Harrogate, HG1 5HJ

A most individual and superb 3/4 bedroom duplex apartment situated in a fashionable position on Kings Road. This superb home offers generous and stylish accommodation over the ground and lower floors, extending to approximately 1500sqft. A particular feature of the property are the attractive rear garden and the distinct benefit from off street parking. EPC Rating D.

## LIVING ROOM

With attractive bay window to the front.

## DINING ROOM / BEDROOM FOUR

With window to the rear and central heating radiator.

## BREAKFAST KITCHEN

With a range of modern wall and base units, breakfast bar, integrated appliances and range cooker.

## UTILITY AREA

With door to the rear garden and parking

## SHOWER ROOM

With walk in shower, low flush wc, basin and heated towel rail.

## LOWER GROUND FLOOR

### MASTER BEDROOM

With dressing area.

### BEDROOM TWO

With wardrobe, window to the rear and central heating radiator.

### BEDROOM THREE / STUDY

With window to the side and central heating radiator.

### LUXURY BATHROOM

With free standing bath, basin, low flush WC and heated towel rail.

## STORE ROOM

Large walk in store room.

## OUTSIDE

To the rear of the property is a sunny courtyard garden, with decked area and summerhouse.

Driveway providing off street parking.

## COUNCIL TAX

This property has been placed in Council Tax Band B.

## SERVICES

All mains services are connected to the property.

Mobile coverage - O2 & EE variable, Vodafone & Three may not be available in-home

Broadband - Basic 14 Mbps, Superfast 206 Mbps, Ultrafast 1800 Mbps

Network availability - Openreach, 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=100050397592>

## 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

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

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