



5 Cedar Grove, Harrogate, North Yorkshire, HG2 7AS

£2,100 pcm

Bond £2,423

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

5 Cedar Grove, Harrogate, North Yorkshire, HG2 7AS

A modern four bedroom semi-detached family home enjoying a highly convenient location just off the Wetherby Road to the south side of Harrogate, being within a short distance of the town centre, excellent schools and a range of local amenities. The property is in excellent condition with high quality fixtures and fittings and viewing is highly recommended. EPC rating C.

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor.

DOWNSTAIRS CLOAKS

3' 03" x 4' 09" (0.99m x 1.45m) Fitted with a suite comprising low flush WC & pedestal wash hand basin.

LOUNGE

14' 01" (max into bay) x 18' 04" (4.29m x 5.59m) A good sized room with living flame gas fire with wood surround and Portland stone/marble fireplace.

UTILITY ROOM

3' 08" x 5' 08" (1.12m x 1.73m) With range of solid wood wall and base units and including condensing tumble dryer and washing machine.

KITCHEN

14' 01" x 18' 04" (4.29m x 5.59m) Fitted with a modern range of solid wood wall and base units and Granite worksurfaces to include Rangemaster cooker/hob with extractor hood over, fridge freezer and dishwasher.

FIRST FLOOR

LANDING

With doors off to other rooms.

BEDROOM 1

12' 08" x 16' 03" min plus wardrobes (3.86m x 4.95m) A good sized double bedroom with door leading to:

ENSUITE SHOWER ROOM

Fitted with a modern white suite comprising low flush WC, wash hand basin and walk-in shower cubicle.

BEDROOM 2

9' 08" (min plus wardrobe) x 10' 01" (2.95m x 3.07m) A further double bedroom.

BEDROOM 3

11' 10" x 7' 10" (3.61m x 2.39m) A good sized bedroom.

BEDROOM 4

9' 03" x 7' 08" (2.82m x 2.34m) A fourth bedroom.

HOUSE BATHROOM

Fitted with a modern white suite comprising low flush WC, wash hand basin, large bath with telephone style shower attachment and separate walk-in shower cubicle.

OUTSIDE

With block paved driveway to the front providing off street parking and EV charger. To the rear there is a mainly laid to lawn rear garden with garden shed.

COUNCIL TAX

This property has been placed in council tax band E.

SERVICES

All mains services are connected to the property.

Mobile coverage - Vodafone, Three, O2. EE may not be available indoors

Broadband - Basic 16 Mbps, Superfast 65 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=10013654250>

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

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

For all enquiries contact us on:

01423 530000

lettings@verityfrearson.co.uk

