VERITY FREARSON

THE HARROGATE LETTING AGENT

verityfrearson.co.uk









Flat 4, The Old Stables, Harrogate, HG1 2LZ

£850 pcm Bond £980

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY • SINCE • 1921

Flat 4, The Old Stables, Harrogate, HG1 2LZ

A larger than average New York loft style apartment, in an ideal location, close to Kings Road shopping parade and in turn the town centre.

The light and spacious accommodation has been re-decorated, re-carpeted and comprises, communal entrance hall with stairs to the first floor, private entrance hall with store cupboard,

COMMUNAL ENTRANCE
With stairs to the first floor.

PRIVATE ENTRANCE HALL
With store cupboard.

KITCHEN
With a range of wall mounted cupboards, base units and drawers, electric oven, hob and extractor.

LIVING ROOM
33' 1" x 18' 0" (10.1m x 5.5m) With window to the front of the property and velux.

MEZZANINE
14' 5" x 6' 2" (4.4m x 1.9m) Ideal as an office space.

BEDROOM
14' 1" x 13' 1" (4.3m x 4m) With velux window.

BATHROOM
9' 6" x 6' 10" (2.9m x 2.1m) With white suite comprising, bath with shower over and glazed side screen, basin and WC.

OUTSIDE
On street parking is available in the surrounding streets.

SERVICES
All mains services are connected to the property.
Mobile coverage - Vodafone & Three may be limited indoors. O2 & EE may be unavailable indoors.
Broadband - Basic 14 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=10093031497

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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For all enquiries contact us on:

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