



THOMLINSONS

— 1870 —

Terms & Conditions

As per the Tenant Fees Act June 2019 you are responsible for

- Paying a holding deposit (equivalent to one week of the monthly rent)
- Paying a deposit equivalent to 5 weeks rent
- Paying your rent monthly in advance
- Paying all utilities and council tax bills during term of lease
- Adhering to a property inspection schedule
- Care of property and inventory
- Ensuring all references and credit checks are satisfactory
- Insuring own contents/possessions

Restrictions with a tenancy agreement

Some restrictions may include:

- You will be prevented from running a business from the property.
- Pets. Some landlords will not accept pets. Those who do may require additional cleaning to be paid for on termination of the lease.
- Smoking. Landlords will not permit smoking in the property. If it's evident you have smoked then you may become liable for re-decoration costs.
- HMO We do not accept Multiple Occupancy

Moving In

The Assured Shorthold Tenancy Agreement will be available along with the Inventory prior to signing. We recommend you read the AST before signing giving you an opportunity to familiarise yourself with all the details and prepare any questions.

On your move in date an appointment will be made for the keys to be collected from our office.

Once you have moved into your property you have seven working days to check the inventory and hand this back to us (managed only). If there is anything we have missed or something needs fixed please note this on the inventory and return to us.

Moving Out

If you wish to leave the property at the end of the tenancy, you must give us one month's notice in writing. Should you wish to leave before the Tenancy End Date you will be charged an Early Termination Fee of £660 Inc. VAT.

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7 Dragon Terrace, Harrogate HG1 5DN

£1,200 pcm



APPLY VIA RIGHTMOVE | THREE BEDROOMS | WALKING DISTANCE TO TOWN CENTRE | KITCHEN | MODERN BATHROOM
A traditional stone built mid-terrace house well located for local amenities and offering the following gas centrally heated accommodation: Hallway, Living Room, Dining Room, Kitchen, Three Bedrooms, Modern Bathroom. Yard to rear. On Street Permit Parking to front. UNFURNISHED/PETS CONSIDERED/NO SMOKING, APPLY VIA RIGHTMOVE.



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Directions

The spa town of Harrogate offers an abundance of Shopping, schooling and recreational facilities. Set in the "Golden Triangle", it is conveniently located for travel to other Yorkshire Centres such as Leeds, Wetherby, York and Bradford via local road routes, Bus and / or Rail, the National Motorway Network or for travel further afield, the Leeds / Bradford airport is only approximately half an hour's drive away.

Accommodation Comprises

FRONT DOOR TO ENTRANCE PORCH

GLAZED DOOR TO:

HALLWAY

LOUNGE

14' 1" x 11' 0" (4.29m x 3.35m) Having feature living flame gas fire in pine surround with marble inset and hearth, window to front

Sliding Doors to:

DINING ROOM

11' 11" x 10' 2" (3.63m x 3.1m) window to rear, fitted shelves to alcove

FITTED KITCHEN

Having a range of quality Oak units incorporating worktops with cupboards over and under, fitted electric oven, electric hob with extractor over, twin stainless steel sinks, plumbing for washing machine, back door to rear yard, understairs storage cupboard.

STAIRS FROM HALLWAY TO FIRST FLOOR

LANDING

BEDROOM ONE

12' 6" x 11' 11" (3.81m x 3.63m) with fitted wardrobes with storage cupboards over, window to front

BEDROOM TWO

12' 9" x 9' 0" (3.89m x 2.74m) window to rear

BEDROOM THREE

9' 0" x 7' 8" (2.74m x 2.34m) window to rear

BATHROOM

Modern fitted suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. Storage cupboard. tiled.

OUTSIDE

On Street Permit Parking to front. Yard to rear.

COUNCIL TAX BAND B

SITUATION AND DESCRIPTION

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Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.