

4. An EPC is available on this property

5. A refundable tenancy deposit £1,846.00

As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments

Before the Tenancy Starts payable to Holroyd Miller 'The Agent'

Holding Deposit: 1 Week's Rent equalling £369.00

During The Tenancy payable to the Agent/ landlord

Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Renton & Parr are members of the Property Ombudsman Scheme and work in association with Holroyd Miller who are members of RICS Client Money Protection Scheme, which is a client money protection scheme. Holroyd Miller are also members of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.

N.B. the property is unfurnished and the photographs were taken whilst the property was previously occupied.


COUNCIL TAX

Band D (from internet enquiry).

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared November 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Beckwithshaw ~ 5 Duncomb Grove, HG3 1FW

A beautifully presented modern three-bedroom semi-detached home, skilfully arranged over 3 floors located on this popular new build development in Beckwithshaw, only a short drive to Harrogate.

- A modern three bedroom semi-detached town house
- New build development in a desirable location
- Tastefully decorated and immaculately presented throughout
- Driveway parking
- Enclosed rear garden
- Conveniently placed only a short distance away from Harrogate town
- Available mid-December

£1,600 PER CALENDAR MONTH



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



 **Renton & Parr**

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ESTATE AGENTS
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01937 582731

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BECKWITHSHAW

Beckwithshaw is a village and civil parish in the Harrogate district of North Yorkshire, England about 2.5 miles (4 km) south-west of Harrogate.

DIRECTIONS

Leaving Harrogate head along the B6162 / Otley Road, passing the Pine Marten on your left hand side. Turn left into Scampston Drive then left onto Duncombe Grove where the property is identified by a Renton & Parr To Let board.

THE PROPERTY

Owned since new in 2022, this attractive modern three bedroom town house is beautifully presented throughout and carefully arranged over three floors.

The accommodation with double glazed UPVC windows and doors, gas fired central heating, in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With access gained via modern UPVC front door, double radiator, returned staircase to first floor.

DOWNSTAIRS W.C.

With low flush w.c., pedestal wash basin, tiled splashback, extractor fan.

SNUG

3m x 2.7m (9'10" x 8'10")

With double glazed window to front, radiator, T.V. aerial.

KITCHEN/DINER

4m x 4m (13'1" x 13'1")



An attractive kitchen fitted with a range of modern white gloss wall and base units, cupboards and drawers with inset sink unit, quartz worksurfaces. Integrated

dishwasher, oven with induction hob and extractor hood above. Space and plumbing for automatic washing machine and space for fridge freezer (available if required), wall mounted boiler in unit, double glazed window to rear elevation. Ample space for dining table and chairs, radiator, double patio doors to rear, LED ceiling spotlights, pantry/useful understairs storage.

FIRST FLOOR

LANDING AREA

LOUNGE

4m x 2.8m (13'1" x 9'2")

With double glazed window to front elevation, radiator, Juliette doors to front, modern fireplace with electric fire, T.V. aerial.



PRINCIPAL BEDROOM

4m x 3m (13'1" x 9'10")

With a pair of double glazed windows to rear, radiator.



EN-SUITE

With modern white low flush w.c., corner pedestal wash basin with tiled splashback, chrome heated towel rail, shower cubicle, LED ceiling spotlights, extractor fan.



SECOND FLOOR

LANDING AREA

With airing cupboard.

BEDROOM TWO

4m x 3.1m (13'1" x 10'2")

With a pair of double glazed windows to front elevation, radiator.



BEDROOM THREE

4m x 3m (13'1" x 9'10")



Double glazed window to rear, radiator.

BATHROOM

A stylish modern white suite comprising bath with shower over, white low flush w.c., pedestal wash hand basin, part tiled walls, extractor fan, chrome heated towel rail.



TO THE OUTSIDE

The property enjoys driveway parking which extends down the side, providing comfortable off-street parking.

GARDENS

Small low maintenance parcel of lawn to front. The rear garden is enclosed with fenced perimeter, hardstanding patio, garden shed and outside water tap.



LANDLORDS REQUIREMENTS

1. Rent of £1,600.00 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. No smokers. Pets considered subject to prior consent and a pet rent of £25 PCM.