



£1,350 Monthly

Belmont Grove, Knaresborough

House | 3 Bedrooms | 1 Bathroom

01423 276100

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# Step Inside

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## Property Description

**\*\* VIRTUAL 360 PROPERTY TOUR \*\***

A well presented three bedroom stone fronted terrace house with low maintenance gardens situated in this sought after residential location on the fringe of Knaresborough.

## Main Particulars

**\*\* VIRTUAL 360 PROPERTY TOUR \*\***

A well presented three bedroom stone fronted terrace house with enclosed courtyard garden situated in this sought after residential location on the fringe of Knaresborough.

This delightful home benefits from gas fired central heating and uPVC double glazing and briefly comprises: Entrance hall with stairs to first floor, bay fronted sitting room and a dining room with exposed brick fireplace leading through to a kitchen with a range of appliances including dishwasher, electric oven and fridge.

To the first floor there are two double bedrooms and a house bathroom with separate shower encloser, panelled bath, low flush wc and pedestal wash basin.

A further bedroom occupies the entire second floor with plenty of under eaves storage.

The property is situated in a most convenient position on the outskirts of Knaresborough, being within easy walking distance of the town centre, having a local pub, garden centre and café within just a short walk, and with access to a lovely riverside walk direct from the door. There is easy access to both Harrogate, Leeds and the A1(M).

### TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No pets, children, sharers or smokers without landlord's consent.
3. Each applicant is required to complete an application form to apply for a property.
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 upon an acceptable application.
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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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. The holding deposit will be used as part of your first month's rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. The move-in date must be no more than 30 days after payment of the holding deposit.
12. Before moving into a property payment of the first month's rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. 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.
- 15.. This property will be managed by Newby James Ltd.

Deposit: £1,250

Parking options: On Street, Residents

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden





Approx Gross Internal Area  
117 sq m / 1264 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01423 276100

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