

4 Hookstone Way, Harrogate,
HG2 7DE



-  1
-  3
-  1

£900 pcm

EPC Rating D

Description

A spacious three bedroom semi detached house in this great location. The accommodation benefits from having had some redecoration and some new carpets and comprises of useful entrance porch, good sized lounge, dining kitchen and bathroom with shower over bath. Outside there is driveway parking and enclosed rear garden with decked area. The property has gas fired central heating and double glazing.

Location

Situated on a cul de sac in a popular residential area, to the south side of Harrogate, within easy access of local shopping facilities, schools and being close to bus routes, Starbeck train station and Harrogate by pass, thus providing easy access to Harrogate, York and Leeds.

Available

NOW

Unfurnished

Floor and window coverings, cooker, refrigerator, washing machine and dishwasher included.

Rental Terms

£900 pcm excluding utilities. Deposit £1,035

Directions

From the Empress roundabout proceed down Wetherby Road. At Woodlands traffic lights turn left onto Hookstone Chase. Continue, straight across the mini roundabout, go past the car wash and Hookstone Way is on the left.

Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months.
2. References will be obtained using a credit reference agency.
3. Sorry, no pets and no smokers without the Landlord's consent.
4. If consent is granted by the landlord for a pet, the rent will increase to £935 pcm
5. You will be required to complete an application form to secure the property and pay a 'part security holding deposit' thus providing you with exclusivity during the referencing period.
6. If a property renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
7. We have been advised by the Harrogate Borough Council that the property is in Band C for the purpose of Council Tax.
8. The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.
9. In order to comply with the Right to Rent legislation, with your application form we will need to see your Passport, or national Identity card. Also required will be proof of residency in the form of a Utility bill or bank statement not more than three months old.
10. This property will be managed by Feather Smailes Scales LLP.
11. Feather Smailes Scales are members of The Tenancy Deposit Scheme (The Dispute Service) and the security deposit paid by the tenant will be held in the scheme and fully protected under the terms of the contract.

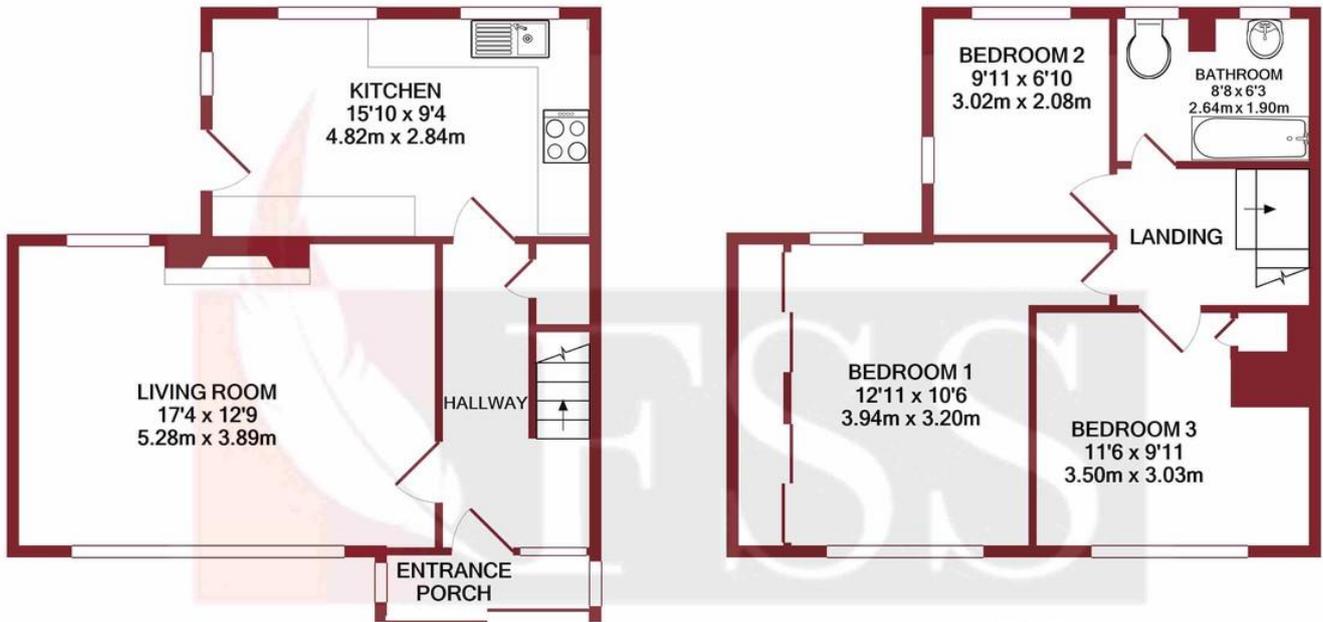
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

8 June 2021



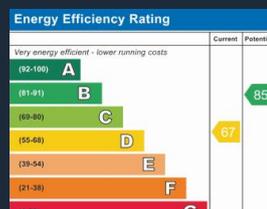


GROUND FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(43.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 912 SQ.FT. (84.7 SQ.M.)
Made with Metropix ©2021

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4: VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501211

www.fssproperty.co.uk

Res Lets Dept@fssproperty.co.uk

8 Raglan Street, Harrogate,

North Yorkshire, HG1 1LE

rightmove
find your happy

OnTheMarket.com

TDS
Trinity Desktop Systems
member

nava | propertymark
PROTECTED

arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property
Ombudsman