

34 Arthurs Avenue, Harrogate,
HG2 0EB



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£1,600 pcm

EPC Rating D

Description

A well presented and neutrally decorated and carpeted, 3 bedroomed, detached house overlooking Harrogate Grammar School. The property has an open plan kitchen and dining room, spacious lounge, conservatory, WC and utility room to the ground floor and 3 good sized bedrooms, modern fitted bathroom with separate shower cubicle and separate WC to the first floor. Other benefits include gas central heating, double glazing and alarm system. Outside there is ample driveway parking, a good sized lawned garden to the rear and a large garage ideal for storage.

Location

Situated on the sought after south side of town, opposite Harrogate Grammar School, with other excellent schools nearby and within easy access of bus and road links, ideally located for the commuter to Leeds and beyond. The town centre and a local parade of shops are within good access.

Available

8 November 2021

Unfurnished

Floor and window coverings, cooker, microwave and dishwasher included.

Rental Terms

£1,600 pcm excluding utilities. Deposit £1,845

Directions

From Harrogate town centre proceed up Otley Road from the Prince of Wales roundabout. At the traffic lights (crossroad) take a left turn onto Arthurs Avenue. The property is along on the right hand side.

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. Children and pets by Landlord's consent. Sorry, no smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £1,640.00 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 F 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

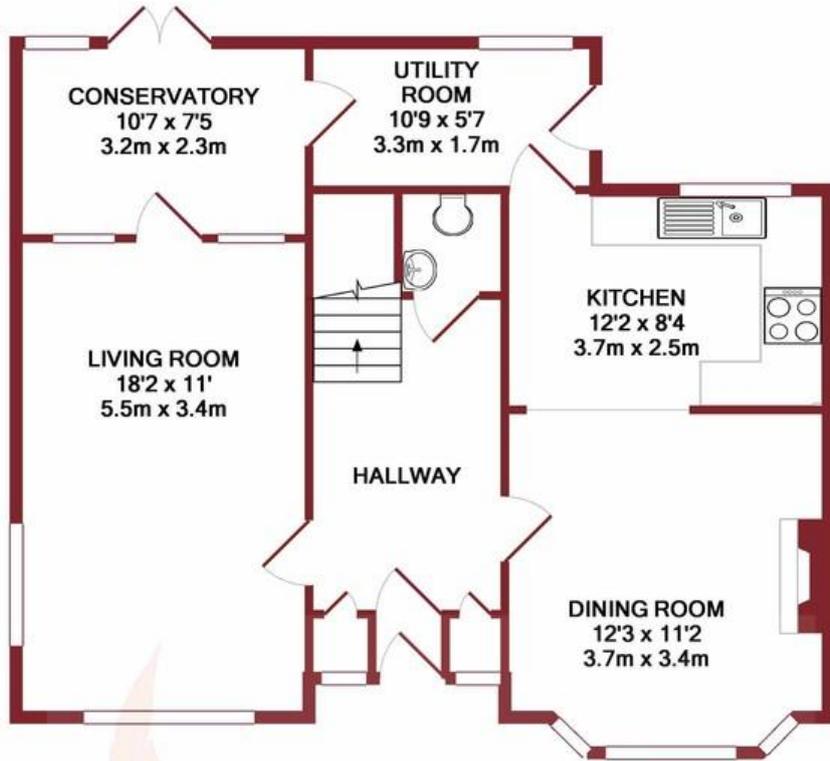
Viewing

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

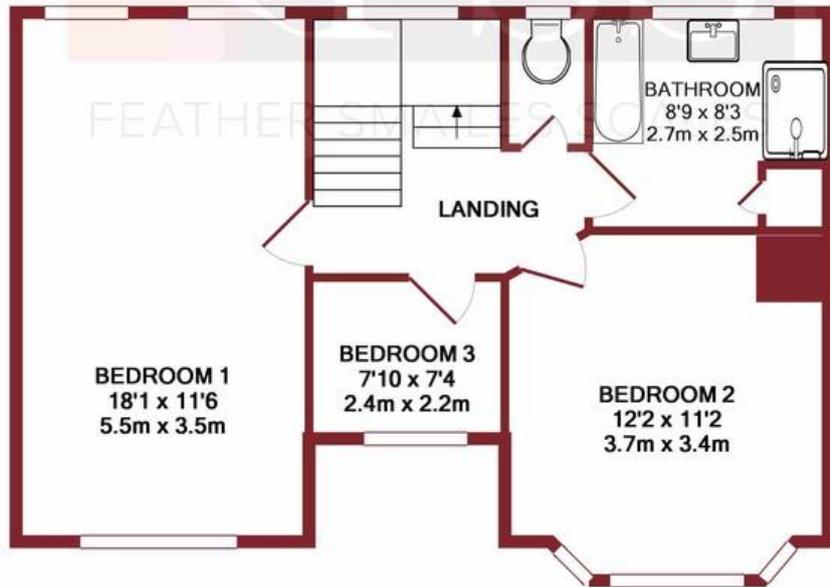
Details Produced

8 October 2021





GROUND FLOOR
APPROX. FLOOR
AREA 730 SQ.FT.
(67.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 587 SQ.FT.
(54.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1317 SQ.FT. (122.4 SQ.M.)

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