

4 Burns Way, Harrogate, HG1 3NA



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£1,375 pcm

EPC Rating D

Description

An immaculately presented detached property in this great residential area. Having undergone improvement works, including redecoration and new carpets, along with a new energy-efficient combi-boiler, the modern accommodation boasts two reception rooms one with patio doors leading to the rear garden and a modern breakfast kitchen. To the first floor there are four good size bedrooms and two bathrooms, one of which is ensuite shower to the main bedroom. Outside there are attractive gardens of lawn and decked area, maintained at the landlord's expense along with driveway parking and integral single garage. The property has double glazing and gas fired central heating.

Location

Situated in a popular residential area to the north side of town close to open countryside. There is easy access into the town centre with a regular bus service close by along with local amenities within a short distance. There are also good local schools in the area. The property is near to countryside walks including the Harrogate to Ripley cycle track and the Nidd Gorge.

Available

NOW

Unfurnished

Floor and window coverings, cooker, refrigerator, freezer and dishwasher included.

Rental Terms

£1,375 pcm excluding utilities, but to include garden maintenance. Deposit £1,580

Directions

In Harrogate town centre proceed down Parliament Street in the right-hand lane. Turn right onto Kings Road. Continue until you reach the junction with Skipton Road. Turn left and just passed the petrol station turn right onto Bilton Lane. Continue and just passed Richard Taylor School turn left onto Hall Lane. Follow this road down and as it bears to the right this then becomes Tennyson Avenue. Continue and Burns Way is on the left hand side.

Brief Terms

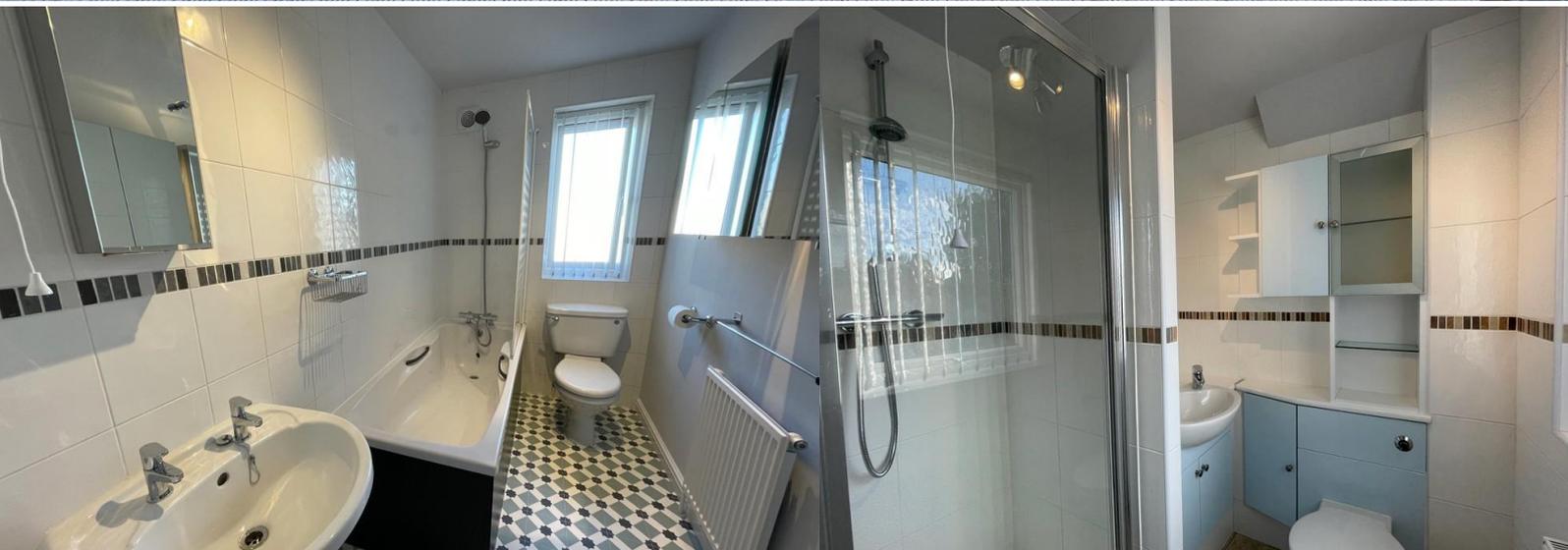
1. To be let on an Assured Shorthold tenancy for an initial term of 12 months.
2. References will be obtained using a credit reference agency.
3. Children permitted, pets by Landlord's consent. Sorry, no smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £1,415 pcm.
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 E 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 the Landlord.
11. Feather Smiles 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

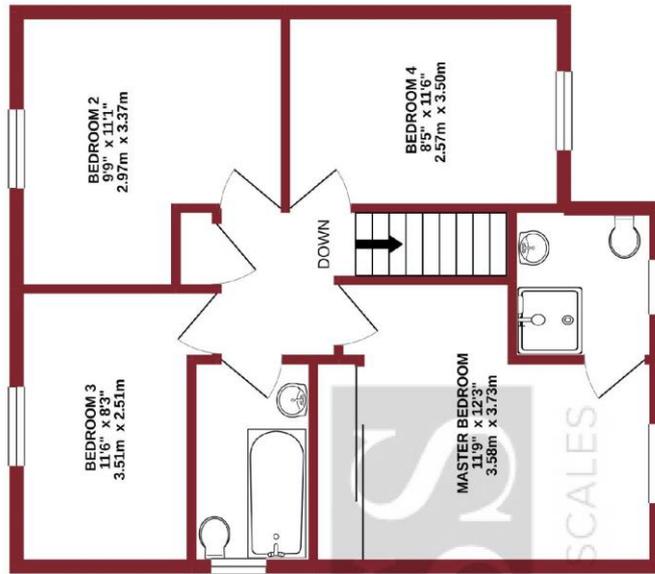
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

7 December 2021



1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.

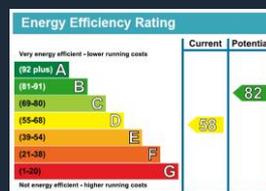


GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.
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IMPORTANT NOTICE: 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smalles 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 Smalles 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 Smalles & 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.



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