FSS

QUALITY TRUST VALUE

Flat 2, 30 Queens Road, Harrogate, HG2 0HB

1 2 1

£1,295 pcm

EPC Rating D

Description
Having undergone a full refurbishment program, within this fabulous Victorian building is this most spacious two double bedroom first floor apartment. Benefiting from having been neutrally decorated and carpeted throughout, the generous sized accommodation has a spacious sitting room, stunning dining kitchen with fitted appliances and modern bathroom suite with bath and separate shower. There are recently fitted double glazed windows, along with gas-fired central heating system and digital door intercom system. Outside there is the added bonus of an off street parking space along with single garage.

Location
Situated in a much sought-after residential area, the amenities on Cold Bath Road are close by which include shops, cafés, restaurants and small supermarket. The town centre is also easily accessible. The famous Stray and Valley Gardens are also a short walk away and for the commuter easy access out onto the Leeds and Otley Roads.

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

Directions
From Harrogate town centre, proceed up Cold Bath Road. Queens Road is on the left hand side after the last parade of shops and the property is approximately 500m 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. Sorry, no children under 12, no pets and no smokers without the Landlord's consent.
4. 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.
5. 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.
6. We have been advised by the Harrogate Borough Council that the property is in Band D for the purpose of Council Tax.
7. The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.
8. 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.
9. This property will be managed by Feather Smailes Scales LLP.
10. 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.

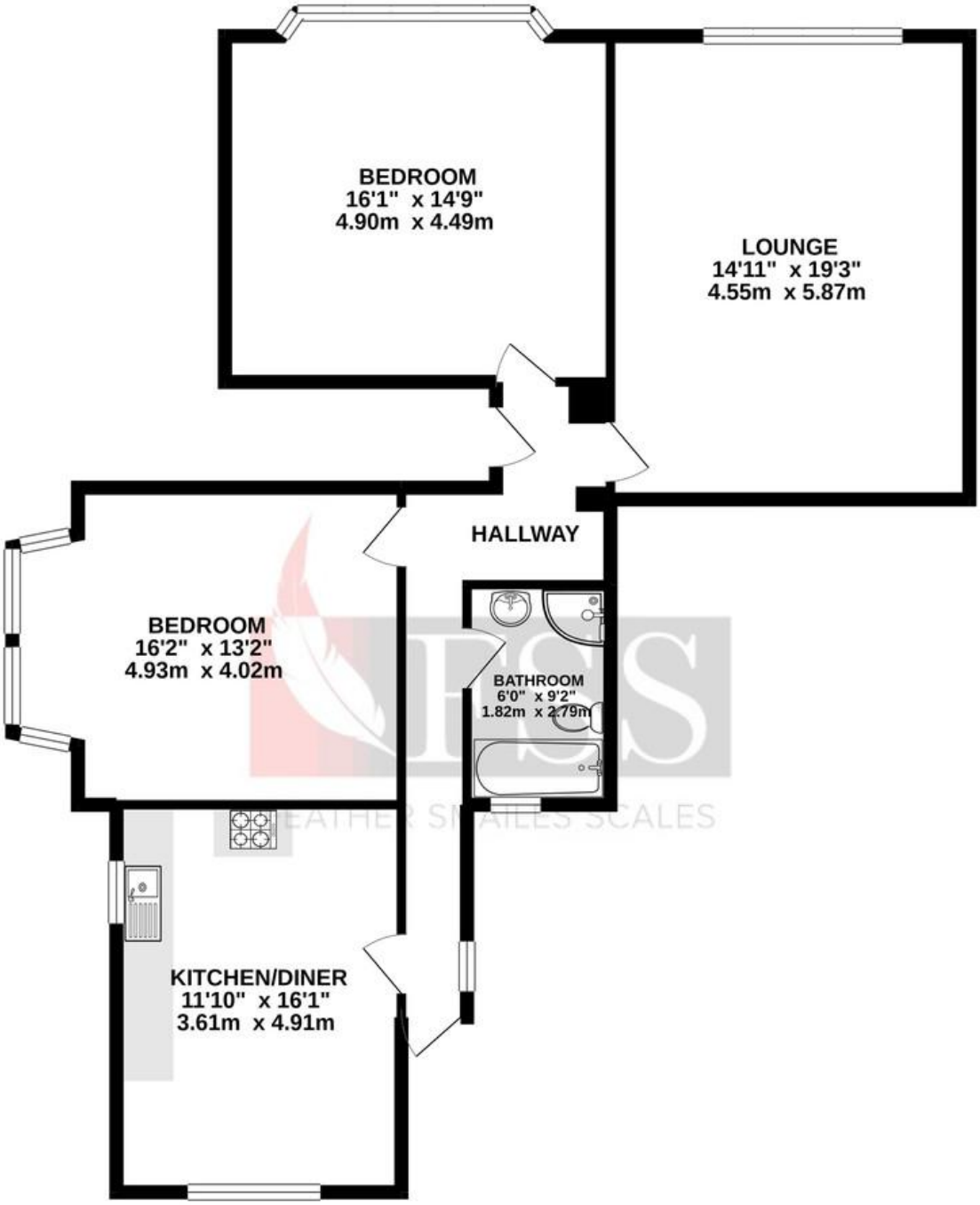
Rental Terms
£1,295 pcm excluding utilities. Deposit £1,490

Available
28th September 2022

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
1 August 2022

FIRST FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



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