

59 Harlow Oval, Harrogate,  
HG2 0DR



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**£1,150 pcm**

EPC Rating C

### **Description**

A well presented and neutrally decorated and carpeted semi detached house, in a much sought after and popular location. The property benefits from a spacious living/dining area, modern kitchen, bathroom with shower over bath, 3 bedrooms - 2 of which have built in wardrobes. The accommodation also boasts double glazing and gas fired central heating. There are lawned gardens to the front, small rear patio area and a single garage. PETS WELCOME

### **Location**

Harlow Oval is situated in this popular residential area just off the Otley Road, therefore an excellent location for the commuter to Leeds and beyond. It is also a pleasant walk into the town centre, and the Valley Gardens are easily accessible. There are also excellent primary and secondary schools nearby, along with a large range of local shops.

### **Unfurnished**

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

### **Directions**

From the Prince of Wales roundabout, proceed up Otley Road, continue through the traffic lights at the crossroads and the further set of lights, then Harlow Oval is next 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 £1195 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 D 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

### **Rental Terms**

£1,150 pcm excluding utilities. Deposit £1,325

### **Available**

26th January 2023

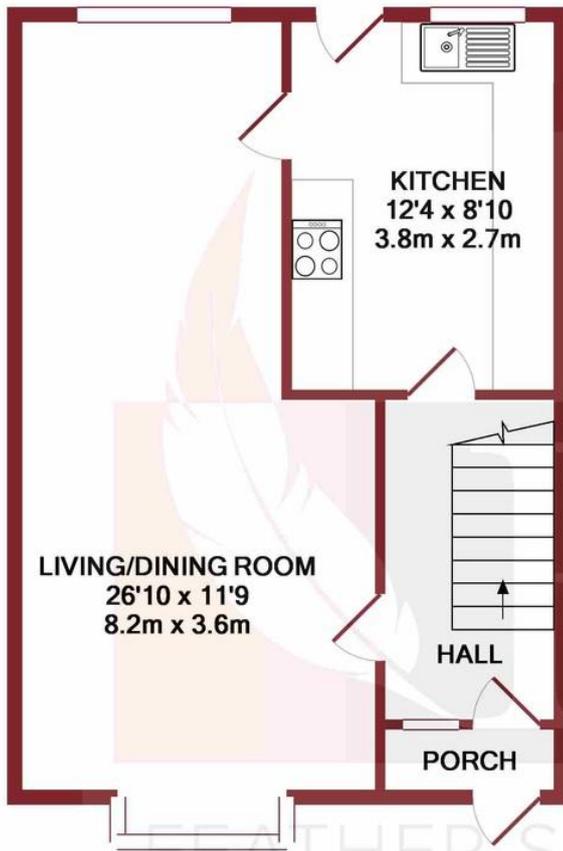
### **Viewing**

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

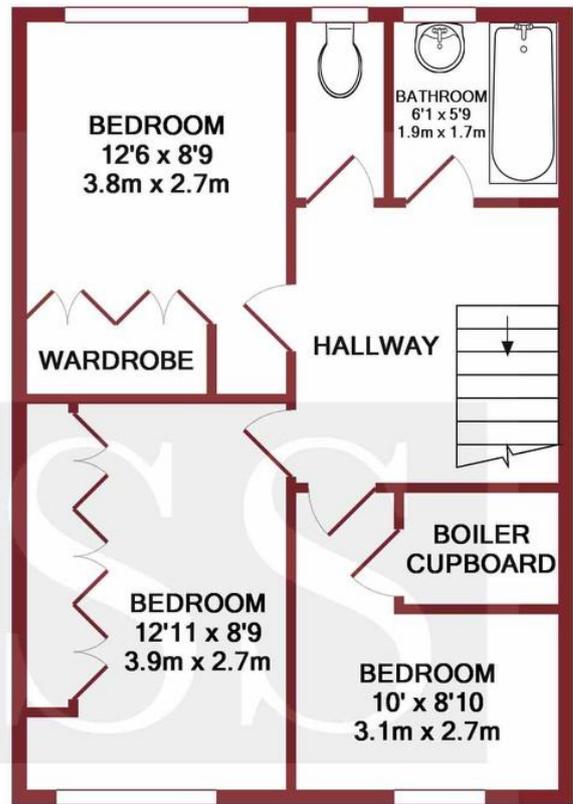
### **Details Produced**

21 December 2022





GROUND FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

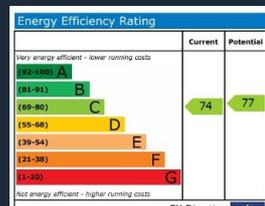


1ST FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.9 SQ.M.)**

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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 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**

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Res Lets Dept@fssproperty.co.uk

8 Raglan Street, Harrogate,

North Yorkshire, HG1 1LE

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