

Flat 1, 120-130 Kings Road,
Harrogate, HG1 5HY



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£770 pcm

EPC Rating D

Description

A spacious and fully modernised first floor apartment. The property has a good sized living room, modern fitted breakfast kitchen, 2 double bedrooms and shower room. Other benefits are double glazing and gas fired central heating. An internal inspection is recommended to appreciate the quality and size of this apartment.

Location

Situated on the Kings Road, having an excellent selection of shops, cafes, delis and a small supermarket nearby and being within walking distance of the town centre. There is also a bus stop close by.

Unfurnished

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

Directions

From Harrogate town centre, proceed up Kings Road. As you approach the parade of shops on your right hand side, the flat is situated above Graham Sanderson Interiors. The flat is accessed via the rear of the property off Chatsworth.

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, pets or smokers.
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 A 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

£770 pcm excluding utilities. Deposit £885

Available

Within two weeks of application

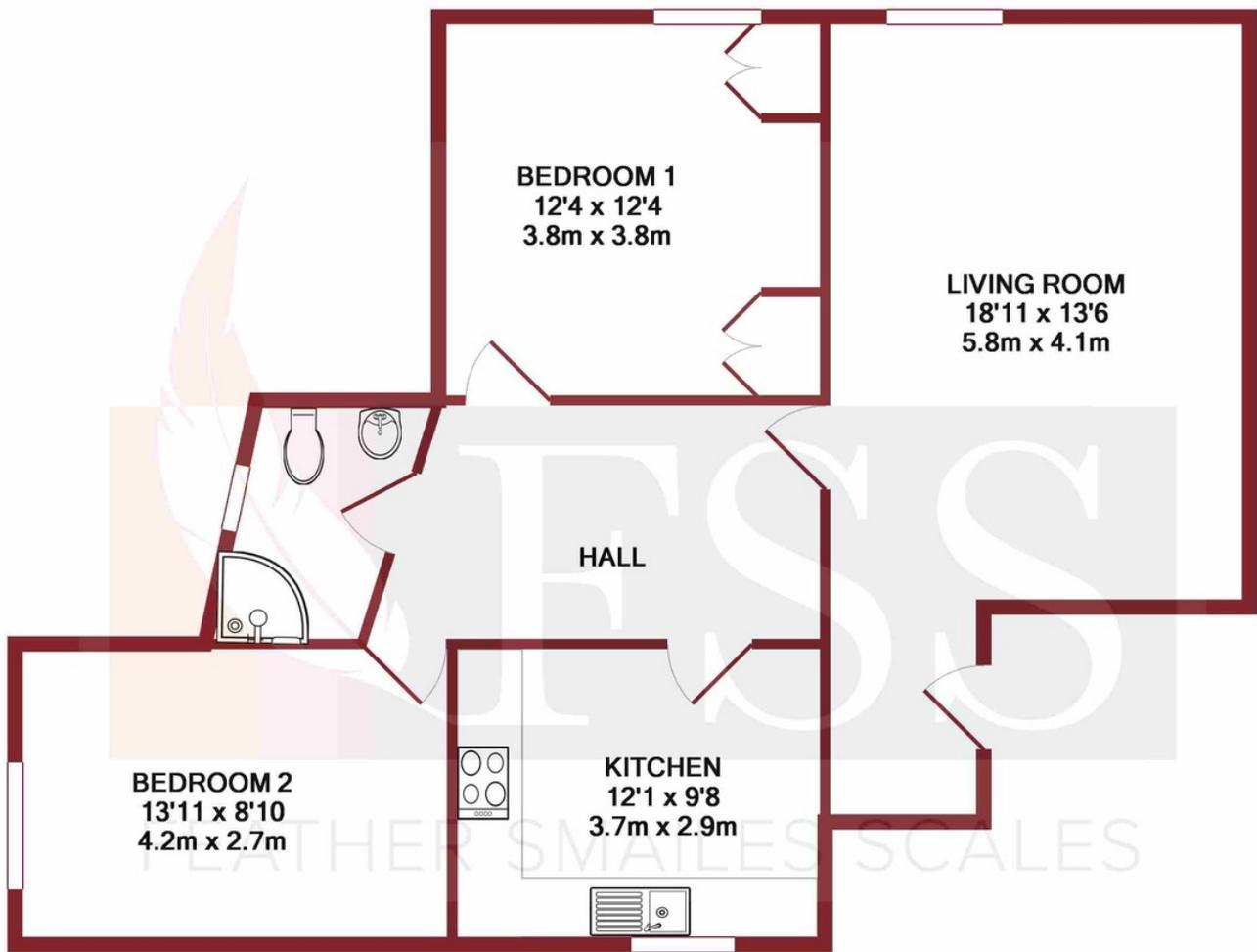
Viewing

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 April 2022





TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.9 SQ.M.)
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