

Apartment 2, 95 East Parade,
Harrogate, HG1 5LR



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2



2

£760 pcm

EPC Rating C

Description

A 2 double bedroomed spacious first floor apartment in this attractive building. The accommodation is neutrally decorated and carpeted has a modern open plan kitchen and en suite shower room to bedroom 1, plus house bathroom with shower over bath. Other benefits include double glazing and modern electric central heating. There is also a telephone entry system. Parking is on street.

Location

The apartment is situated on East Parade, being only a short walk to the town centre, including bus and rail stations. There are also a small selection of shops and amenities close by, along with the Stray which is nearby.

Available

1st September 2021.

Unfurnished

Floor and window coverings, cooker, refrigerator, freezer, dishwasher and washer/dryer included.

Rental Terms

£760 pcm excluding utilities. Deposit £875.

Directions

From Station Parade in Harrogate town centre turn left over Station Bridge. At the roundabout in front of The Odeon take the first left into East Parade. Continue to the fork in the road and follow the road right continuing along East Parade. The property is situated 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. Sorry, no children, no pets and no smokers without the Landlord's consent.
4. If consent is granted by the landlord for a pet, the rent will increase to £795.
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 A 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.
12. Following the initial tenancy commencement future rent will become payable on the 1st day of each month. i.e., if your tenancy commences between the 1st and 15th of the month you will pay a proportion of the remaining days to the end of the month and then a standing order from the 1st of the following month. If your tenancy commences after the 15th of the month you will be invoiced for the remaining number of days of that month plus the next full month.

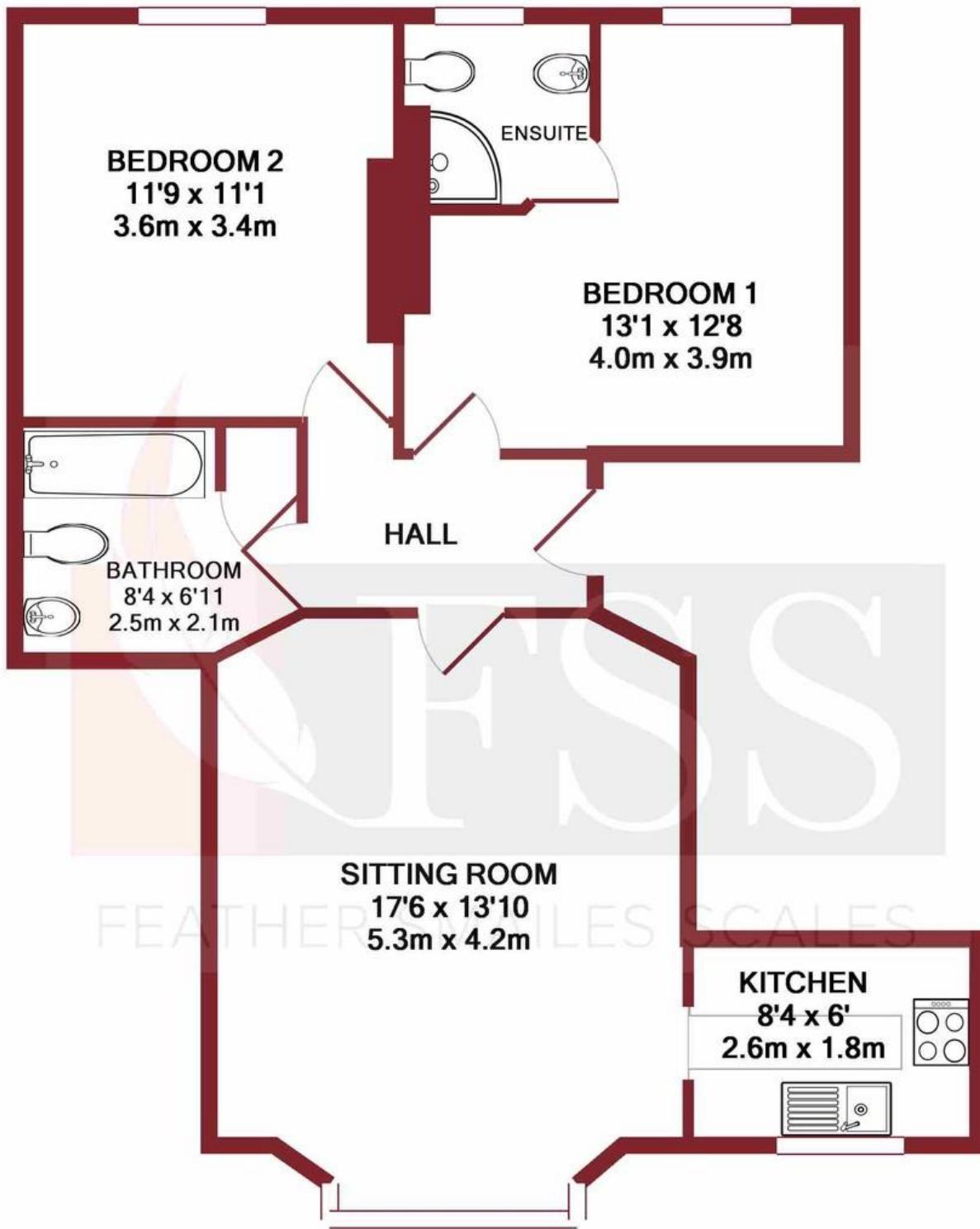
Viewing

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

6 July 2021





TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 SQ.M.)
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01423 501211
www.fssproperty.co.uk
Res Lets Dept@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE