

Apartment 7, 51 St Georges Road,
Harrogate, HG2 9BP



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£595 pcm

EPC Rating C

Description

A well presented and modernised, neutrally decorated and carpeted lower ground floor apartment benefitting from its own private rear entrance. The accommodation comprises a double bedroom with en-suite shower room, fitted living kitchen with appliances and has the benefit of electric central heating and uPVC double glazing. An internal inspection is recommended.

Location

Situated on a quiet residential street to the south side of Harrogate, within walking distance of the town centre and having an excellent shopping parade close by. Within easy access are regular bus routes, plus Harrogate central and Hornbeam train stations for access to York, Leeds and beyond.

Available

Beginning of November 2021

Unfurnished

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

Rental Terms

£595 pcm excluding utilities. Deposit £685

Directions

From Station Parade in Harrogate town centre turn right at the junction into Station Parade and move in the left hand lane. At The Prince of Wales roundabout take the first exit into Leeds Road. At the next roundabout turn right into St Georges Road.

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 £625 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 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

1 October 2021



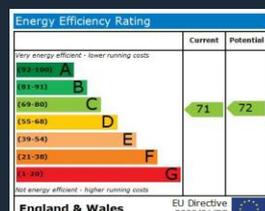
BEDROOM
17' x 9'8
5.2m x 2.9m

ENSUITE
5'5 x 4'9
1.7m x 1.5m

LIVING KITCHEN
21'5 x 11'8
6.5m x 3.6m

TOTAL APPROX. FLOOR AREA 406 SQ.FT. (37.8 SQ.M.)
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