

10 Cavendish Avenue  
Harrogate, HG2 8HX



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**£1,250 pcm**

EPC Rating C

### **Description**

A first floor modern spacious apartment on the south side of Harrogate, including garage with power, a further parking space and a private bike store. The apartment is over a 1000 sq ft with both its own private front and rear entrances and front lawned garden maintained at the landlords expense. This property must be viewed.

### **Location**

Cavendish Avenue is situated in the much sought-after south side of the town centre, close to the Stray and being within pleasant walking distance of the town centre and all its amenities, including bus and rail stations. Hornbeam Railway Station is also within walking distance and there is excellent road access onto the A61 Leeds Road.

### **Unfurnished**

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

### **Directions**

From the town centre proceed up Station Parade to the traffic lights, then turn right onto York Place. Continue in the left hand lane and at The Prince of Wales roundabout take the first exit into Leeds Road. At the next roundabout take the first exit into South Drive. Go over the bridge and into St James Drive. Cavendish Avenue is 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, no pets and no 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 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 the Landlord.
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**

£1,250 pcm excluding utilities. Deposit £1,440

### **Available**

Within two weeks of application

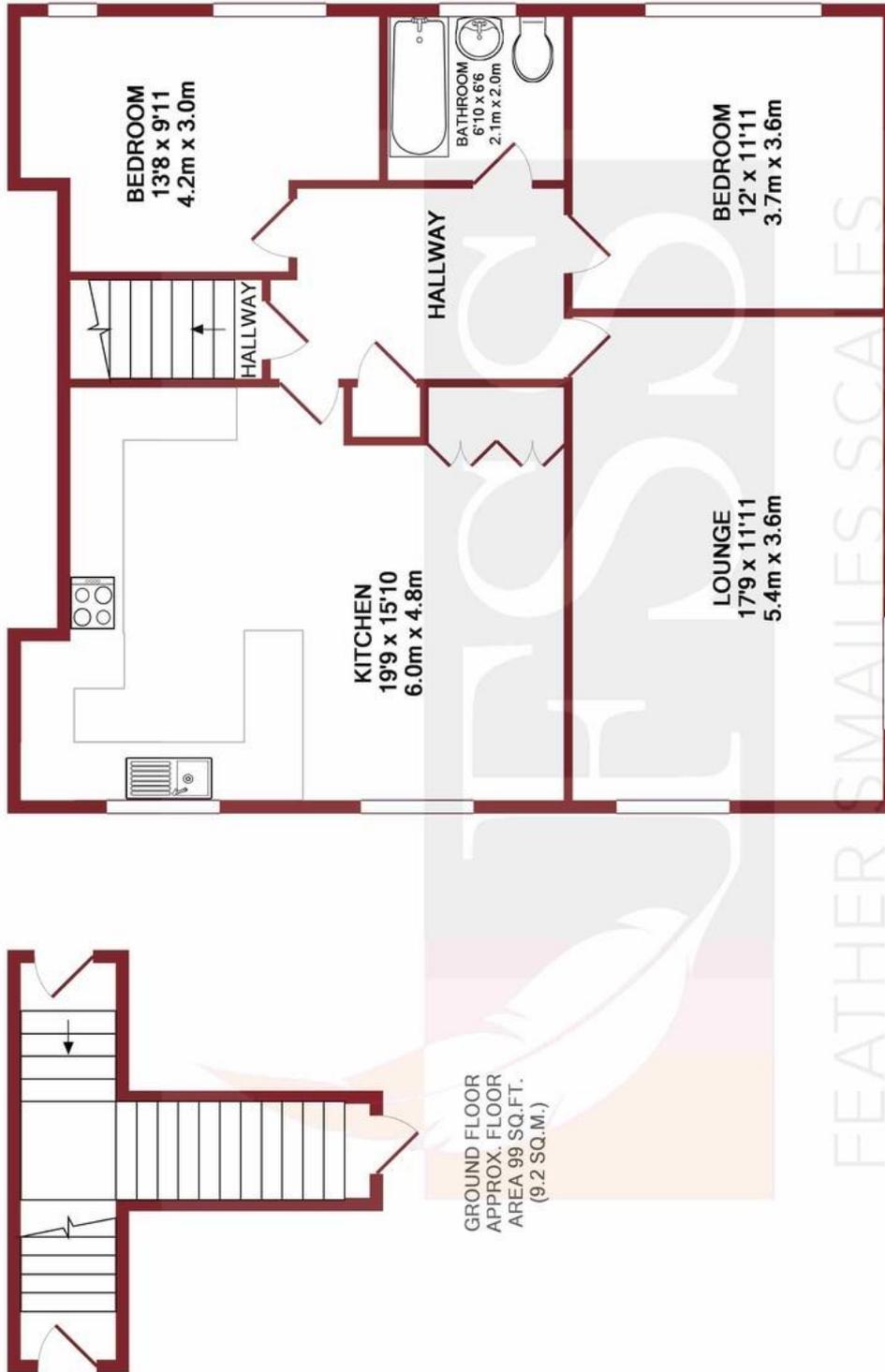
### **Viewing**

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**

1 July 2022





1ST FLOOR  
 APPROX. FLOOR AREA 931 SQ.FT. (86.5 SQ.M.)  
**TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 SQ.M.)**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	81-91		
B	69-80		
C	55-68	77	77
D	39-54		
E	21-38		
F	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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