



£520 pcm

EPC Rating D

Description

A neutrally decorated, compact "Pod" style ground floor, self contained studio flat with private access, car parking space, double glazing and efficient electric heating system. There is a built in fold down bed in the living/bedroom area and a separate modern kitchen and bathroom with shower over the bath.

Location

The property is situated on the Kings Road, with an excellent parade of shops close by and being within easy walking distance of the town centre.

Unfurnished

Floor and window coverings, built-in fold down bed frame, cooker, refrigerator and washing machine included.

Directions

From West Park in Harrogate town centre, proceed down Parliament Street in the right hand lane. At the traffic lights at the bottom of the hill turn right into Kings Road and move into the left hand lane. Continue for approximately half a mile and with the parade of shops on the right hand side, the property is 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.
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.
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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

Rental Terms

£520 pcm excluding utilities. Deposit £600

Available

Within 2 weeks of receiving an application

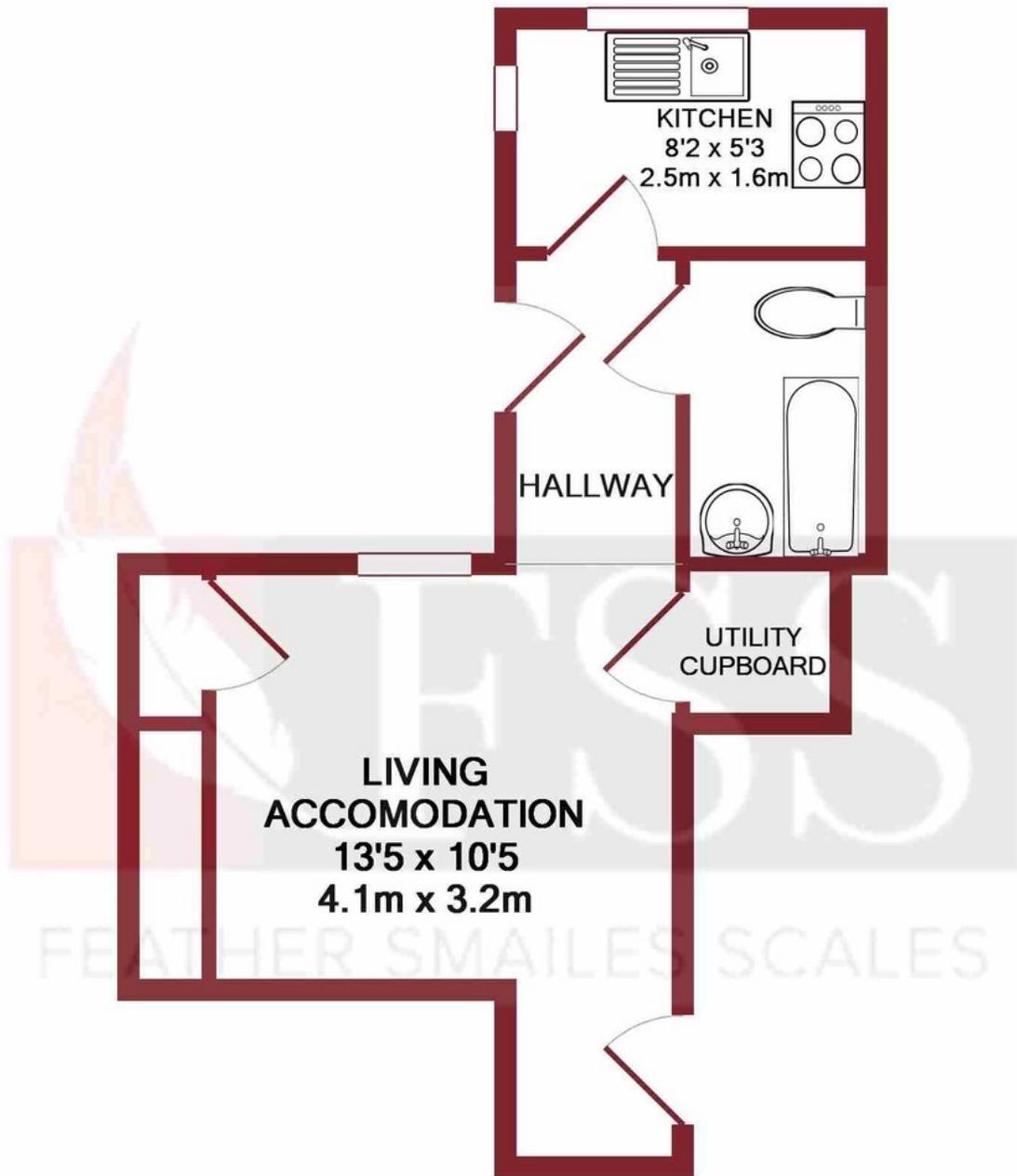
Viewing

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

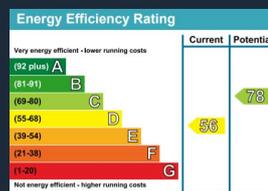
25 August 2022





TOTAL APPROX. FLOOR AREA 242 SQ.FT. (22.5 SQ.M.)

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