

24 St Johns Walk, Harrogate, HG1 3AJ



**£925 pcm**

EPC Rating E

### **Description**

A two bedroomed semi detached bungalow in a great residential location. Benefiting from having neutral decorations and wooden flooring throughout, the accommodation has good size living room with French doors leading to the rear garden, modern kitchen and bathroom with shower over bath. There is also a useful spacious attic room accessed via a pull down ladder. Outside there are low maintenance gardens, single garage and driveway parking. The property has gas-fired central heating and uPVC double glazing.

### **Location**

The property is situated in a popular residential area to the north side of Harrogate. The town centre is easily accessible along with good road access to the A59 and A61 Ripon Road. There are local shops and amenities within a short distance, along with a regular bus service into the town centre

### **Unfurnished**

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

### **Directions**

From West Park in Harrogate town centre proceed down Parliament Street in the left hand lane. At the traffic lights at the bottom of the hill (now the middle lane) carry straight on into Ripon Road. Continue to the roundabout and turn right into Skipton Road. Continue and approximately half way up the hill turn left into St Johns Grove and St Johns Walk 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. Children and pets by Landlord's consent. Sorry, no smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £960 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 C 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

### **Rental Terms**

£925 pcm excluding utilities. Deposit £1,065

### **Available**

Within 2 weeks of receiving an application

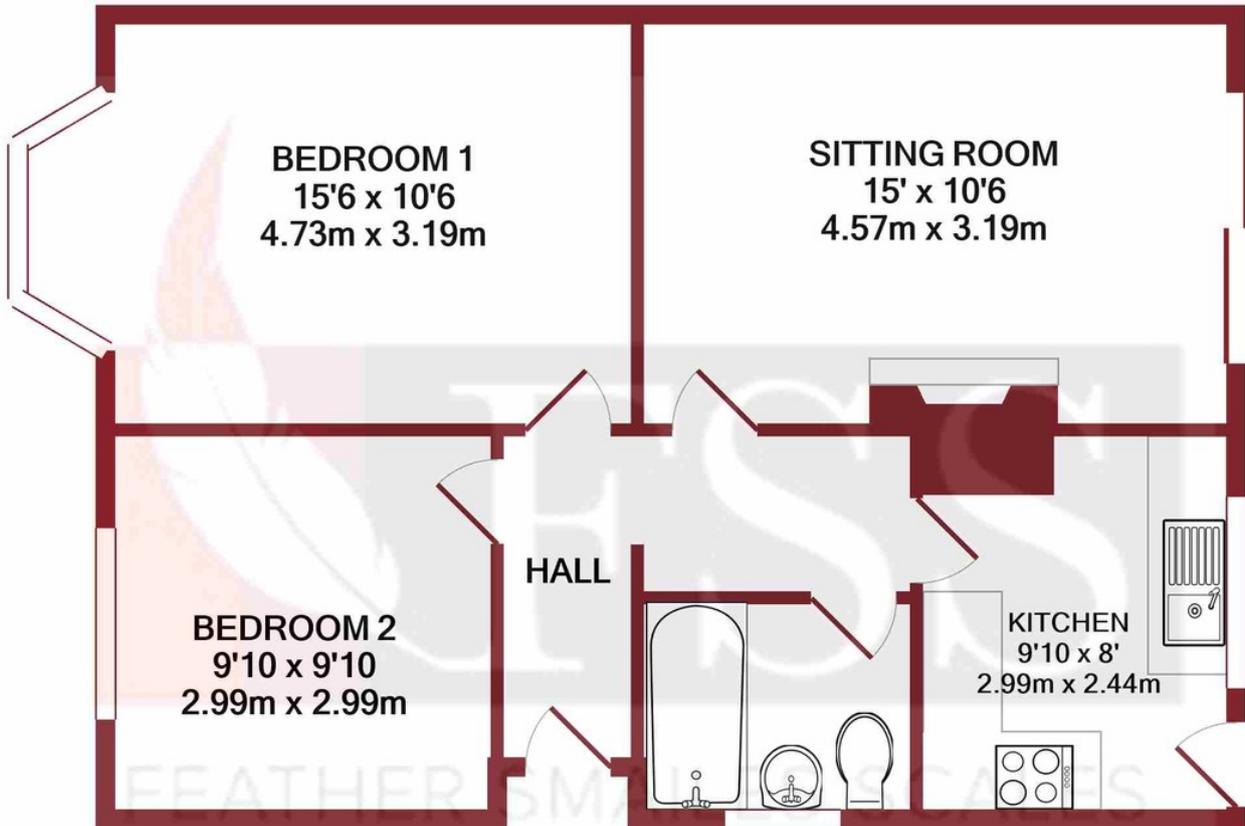
### **Viewing**

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**

27 September 2022





TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 SQ.M.)  
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