

60 Gladstone Street,
Harrogate, HG2 8DG



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£900 pcm

EPC Rating E

Description

A newly decorated and deceptively spacious end terraced house in this fabulous south side location. Benefitting from having 2 generous sized reception rooms – the dining room has a wood burning stove and opens into the modern kitchen, 2 good sized bedrooms plus a study/nursery and a modern bathroom with a shower over the bath. There is a small rear yard and allocated off street parking space in the car park opposite the property (parking bay number 5). Other benefits include gas fired central heating and double glazing.

Location

Superbly positioned on the sought-after south side of Harrogate town centre, close to an excellent selection of shops on the Leeds Road including M & S Foodhall. There is easy access into the town centre with a number 36 bus stop nearby and for the commuter good road access to the A61 Leeds Road and being within walking distance of Hornbeam railway station.

Unfurnished

Floor and window coverings, cooker and washer/dryer included.

Directions

From the Prince of Wales roundabout, proceed up the A61 Leeds Road. At the next roundabout, continue onto the Leeds Road. At the small Sainsbury's store, turn left onto Mount Street. Gladstone Street is first on the right.

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 £935 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 B 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

£900 pcm excluding utilities. Deposit £1,035

Available

Within two weeks of application

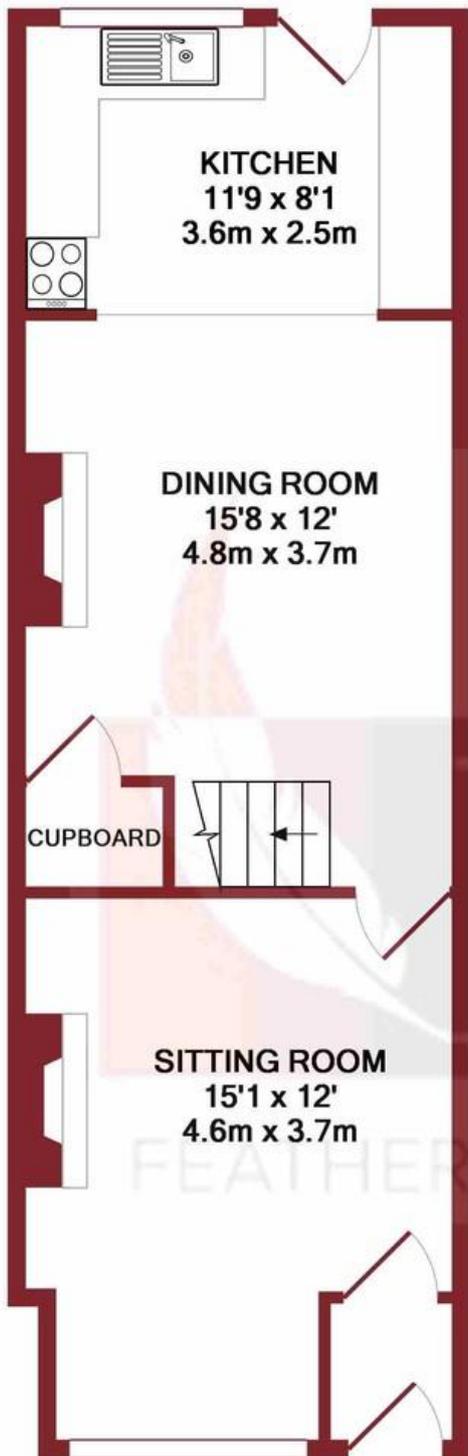
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

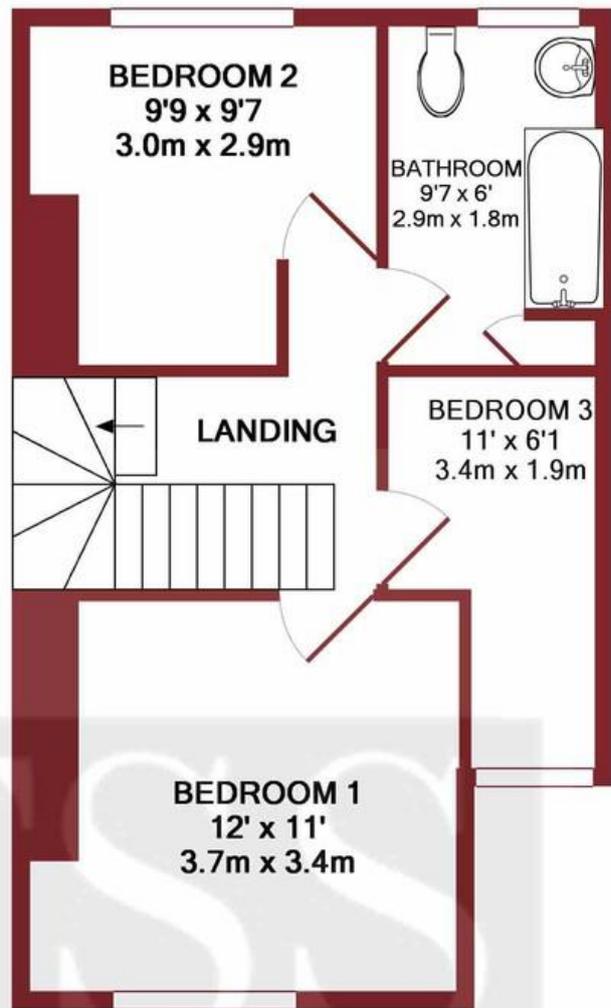
Details Produced

8 June 2022





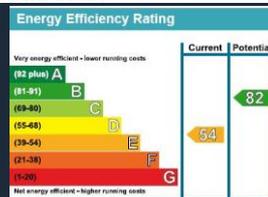
GROUND FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 SQ.M.)
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