

Tudor House, 3a Fulwith Road,
Harrogate, HG2 8HL



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£3,995 pcm

EPC Rating D

Description

A most stunning detached family home in this much sought-after location. The property, which has undergone a recent refurbishment programme, has been newly redecorated throughout along with new internal and external lighting and newly fitted windows. The accommodation boasts four generous sized reception rooms, including an attractive conservatory overlooking the rear gardens, modern breakfast kitchen and useful study room. To the first floor there are five spacious bedrooms and four bathrooms with the master suite having dressing room and ensuite shower. Outside there are newly laid attractive gardens maintained at the landlords expense of lawn, patio and entertaining area along with a front raised decked area, double garage and driveway access via electric gates. An inspection is strongly recommended to appreciate the quality, location and setting of this beautiful home.

Location

Situated within an exclusive residential area, to the sought after south side of the town, having excellent road and rail access for Leeds, York and beyond. The town centre is easily accessible and there are excellent primary, secondary and private schools within a short distance. There is also an excellent selection of shops on Leeds Road which is nearby.

Unfurnished

Floor and window coverings, cooker, American double fridge freezer, washing machine, tumble dryer and dishwasher included.

Directions

From Harrogate town centre proceed along Station Parade in the left hand lane. At the Prince of Wales roundabout take the first exit into Leeds Road. At the roundabout take the third exit continuing along Leeds Road. At the traffic lights at the crossroads next to Marks & Spencer's Food Hall continue straight on. Continue and just before the road drops down the hill turn left into Fulwith Road.

Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months, with the option to extend subject to contract.
2. References will be obtained using a credit reference agency.
3. Sorry, 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 G 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, who have a full time in-house team.
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

£3,995 pcm excluding utilities. Deposit £4,605

Available

Within two weeks of application.

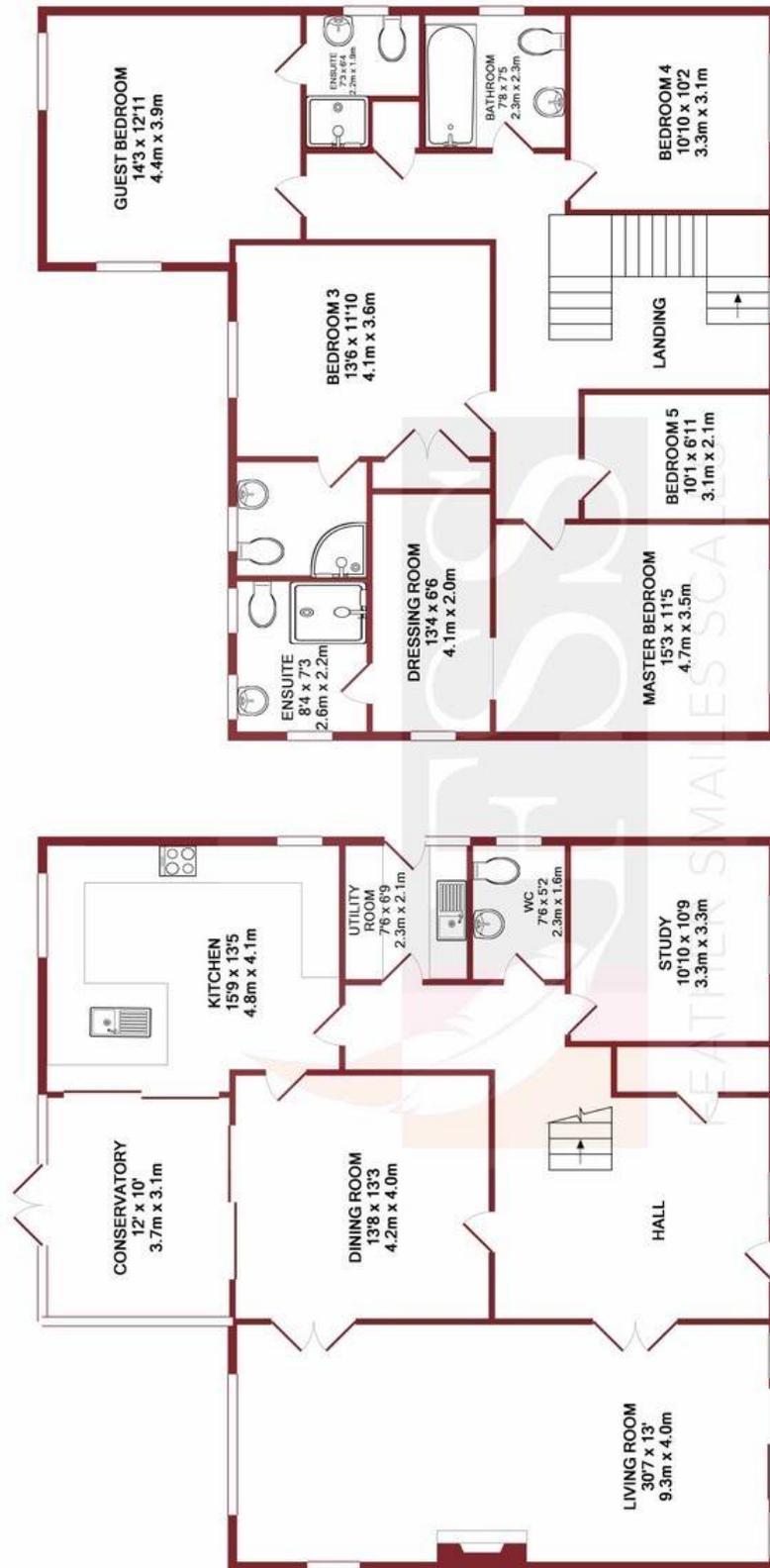
Viewing

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

30 August 2022



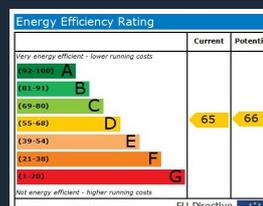


GROUND FLOOR
APPROX. FLOOR
AREA 1351 SQ.FT.
(125.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1232 SQ.FT.
(114.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2583 SQ.FT. (240.0 SQ.M.)
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