

18 Eton Court, Roseville Avenue,
Harrogate, HG1 4AB



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£995 pcm

EPC Rating D

Description

A well presented, modern, mews style first floor apartment which must be viewed to appreciate the quality of the accommodation and location. Benefiting from being neutrally decorated and carpeted, there is a fitted modern kitchen open to generous sized living room with French doors leading to the balcony which overlooks the communal gardens. There are two double bedrooms, house bathroom with shower over bath and an en-suite shower room to the main bedroom. The property has the added bonus of an allocated off street under car port parking space along with communal gardens, communal cycle store and visitor parking. The apartment has double glazing and newly fitted modern electric heating.

Location

Eton Court is an impressive purpose-built development of apartments situated just off the Knaresborough Road. The Stray is close by and the town centre is easily accessible. There are local shops and amenities nearby. For the commuter there is easy access out onto the A59 Skipton Road and A661 Wetherby Road for access to Leeds and beyond and there is also a regular bus service nearby.

Unfurnished

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

Directions

From the Empress roundabout proceed down Knaresborough Road. Take the 3rd left onto Roseville Road, then take the first left onto Roseville Avenue. Eton Court is the development 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.
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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

£995 pcm excluding utilities. Deposit £1,145

Available

Within two weeks of application

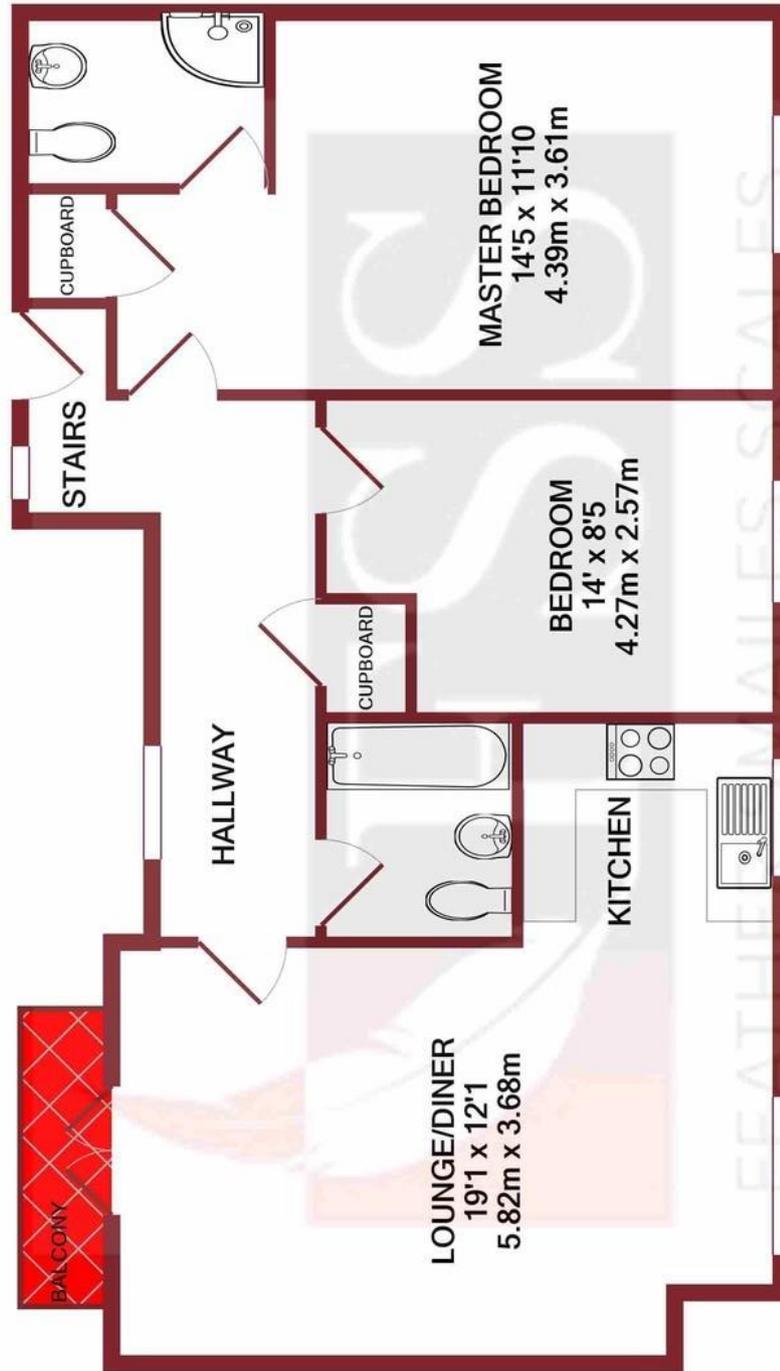
Viewing

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

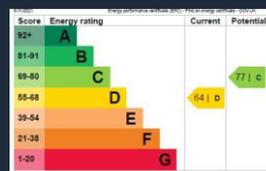
15 June 2022





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