

18 Cornflower Way,  
Harrogate, HG3 2WL



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**£1,400 pcm**

EPC Rating D

### **Description**

A recently refurbished and immaculately presented three bedroom, two bathroom detached property in this fabulous residential location. The accommodation, which now boasts a new modern dining kitchen, has been newly decorated and carpeted throughout in modern shades and has a good sized lounge and downstairs cloakroom. To the first floor there are three bedrooms, with the master having ensuite shower room, along with a house bathroom with shower over bath. Outside there are lawn and patio gardens along with single garage and driveway parking. The property has gas-fired central heating and double glazing. An inspection is recommended to appreciate this great family home.

### **Location**

Cornflower Way is a cul de sac to the north-west of the town on this attractive modern development, close to open countryside. The town centre is easily accessible and there is a regular bus service nearby. For the commuter there is easy road access onto the A59 Skipton Road and the B6161 Otley Road. There are lots of open play areas and parkland nearby along with woodland walks. Amenities in the immediate area include supermarket doctors surgery, public house and restaurant along with the Hydro swimming pool and gyms.

### **Unfurnished**

Floor and window coverings, double oven, hob, refrigerator, freezer, washing machine and dishwasher included.

### **Directions**

From West Park in Harrogate town centre, proceed down Parliament Street in the left hand lane which becomes the centre lane at the traffic lights. Continue straight on into Ripon Road. Continue and at the traffic lights turn left into Jennyfield Drive. Continue to the roundabout and turn right into Trefoil Drive. Follow Trefoil Drive and turn right into Oakridge View. Go down the hill and the property is straight ahead.

### **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 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 E 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 Smiles 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**

£1,400 pcm excluding utilities. Deposit £1,615

### **Available**

Within two weeks of application

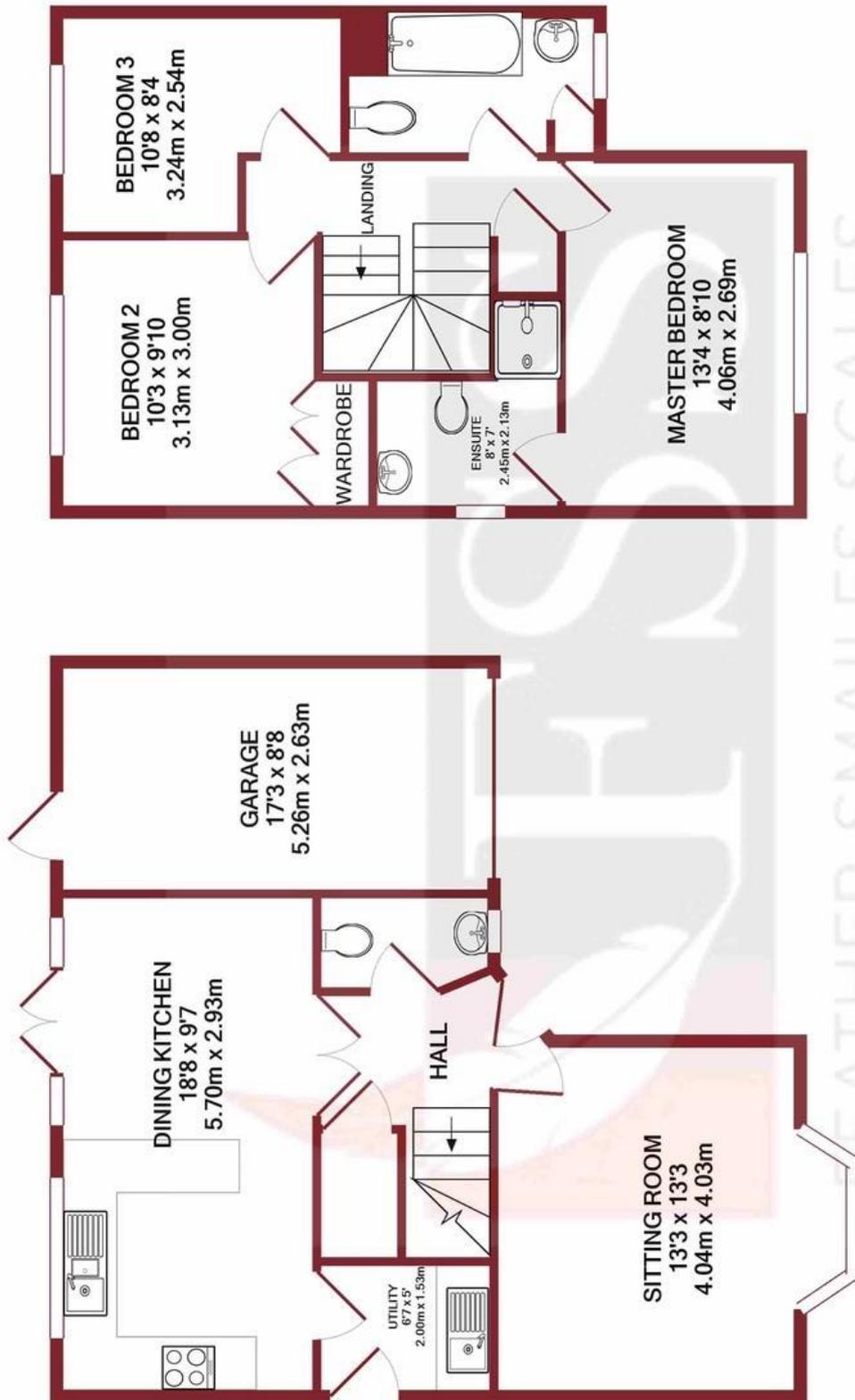
### **Viewing**

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**

27 May 2022





1ST FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 604 SQ.FT.  
(56.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 SQ.M.)**  
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