

Flat 4, Park Court, 46 North Park Road,
Harrogate, HG1 5AD



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£795 pcm

EPC Rating B

Description

A spacious first floor apartment with lift and stair access, neutral decorations and floor coverings and comprises of large lounge with Juliette balcony, good sized modern dining kitchen with appliances, 2 double bedrooms (the master having en-suite shower) and a further bathroom with shower over bath. Other major benefits are the secure allocated off street parking spaces, gas fired central heating, double glazing and door intercom system.

Location

Park Court is a purpose built development of apartments, situated close to the Stray and being only a short flat level walk into the town centre with all its amenities including bus and rail stations. For the commuter there is also easy road access to Leeds, York and beyond.

Available

Mid-July 2021

Unfurnished

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

Rental Terms

£795 pcm excluding utilities. Deposit £915

Directions

From the town centre proceed over Station Bridge. At the Odeon roundabout go straight on onto North Park Road. Park Court is on the right hand side as you approach The Stray.

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 without the Landlord's consent.
4. If consent is granted by the landlord for a pet, the rent will increase to £830 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 D 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

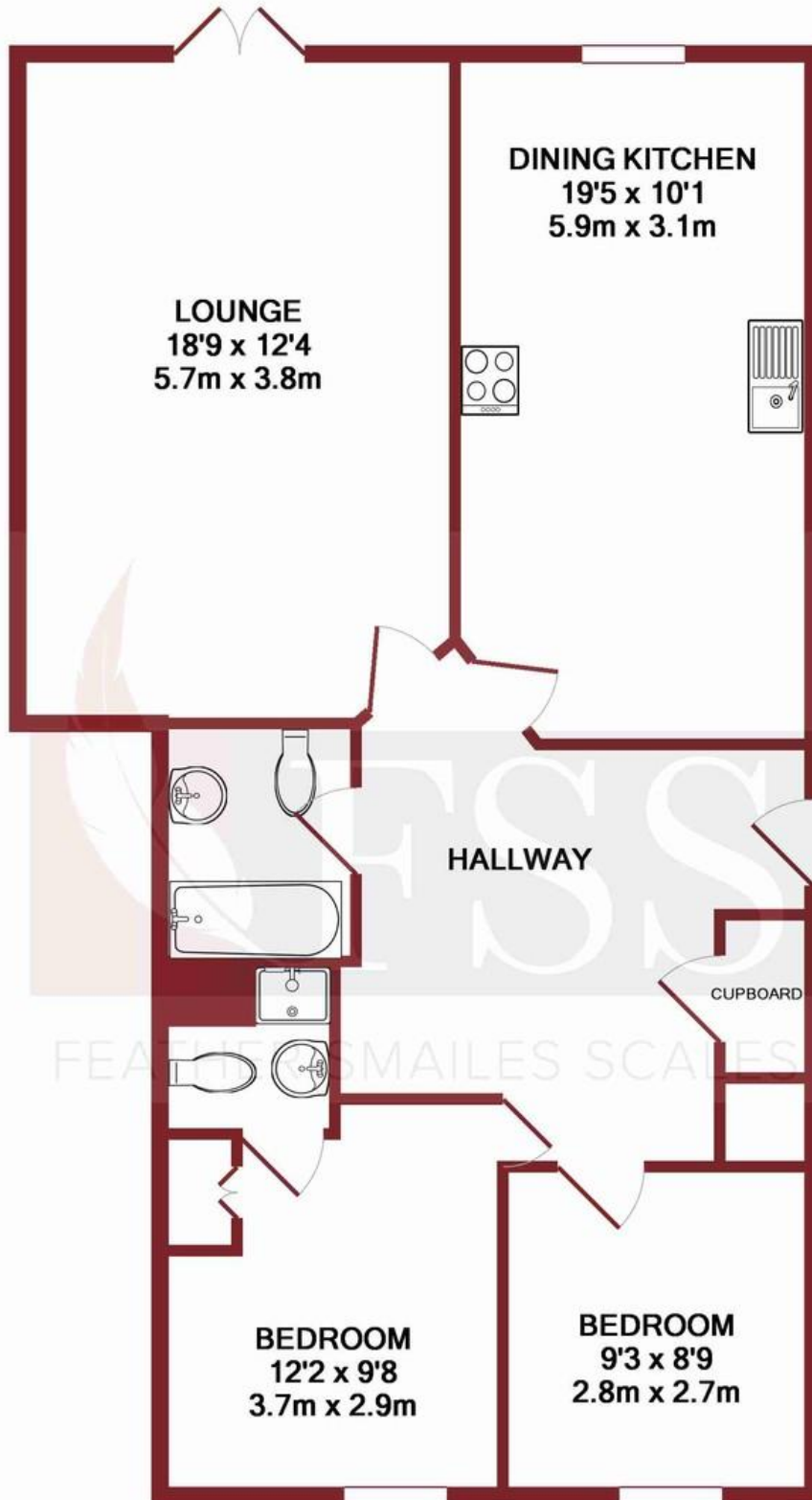
Viewing

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

28 June 2021





TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.8 SQ.M.)
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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	92-100		
B	81-91	81	81
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

01423 501211

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