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£1,250 pcm

EPC Rating C

Description

A well presented, top floor apartment with lift and stair access and having breathtaking views over the Stray. Finished to a very high standard, the apartment offers neutral decorations and floor coverings, spacious lounge and fabulous modern dining kitchen with French doors leading to a balcony. There are two double bedrooms, both equipped with wardrobes, the master bedroom having en suite bathroom with bath and separate shower, plus house bathroom. Other benefits include aluminium double glazed windows, gas fired central heating and under floor heating to the bathrooms. Parking is on a first come, first served basis.

Location

Situated on a few minutes walk from the town centre, thus being ideally located for shops, restaurants and the train and bus stations with regular services to York, Leeds and beyond. Having direct access to the famous Stray and fabulous views over town.

Available

4th December 2021

Unfurnished

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

Rental Terms

£1,250 pcm excluding utilities. Deposit £1,440

Directions

From the town centre, proceed up Station Parade. At the top turn right onto York Place. At the Prince of Wales roundabout, take the second exit onto Otley Road. Beech Grove is the first turning on the right. Grayson House is down 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, pets or 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 Feather Smailes Scales LLP.
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.

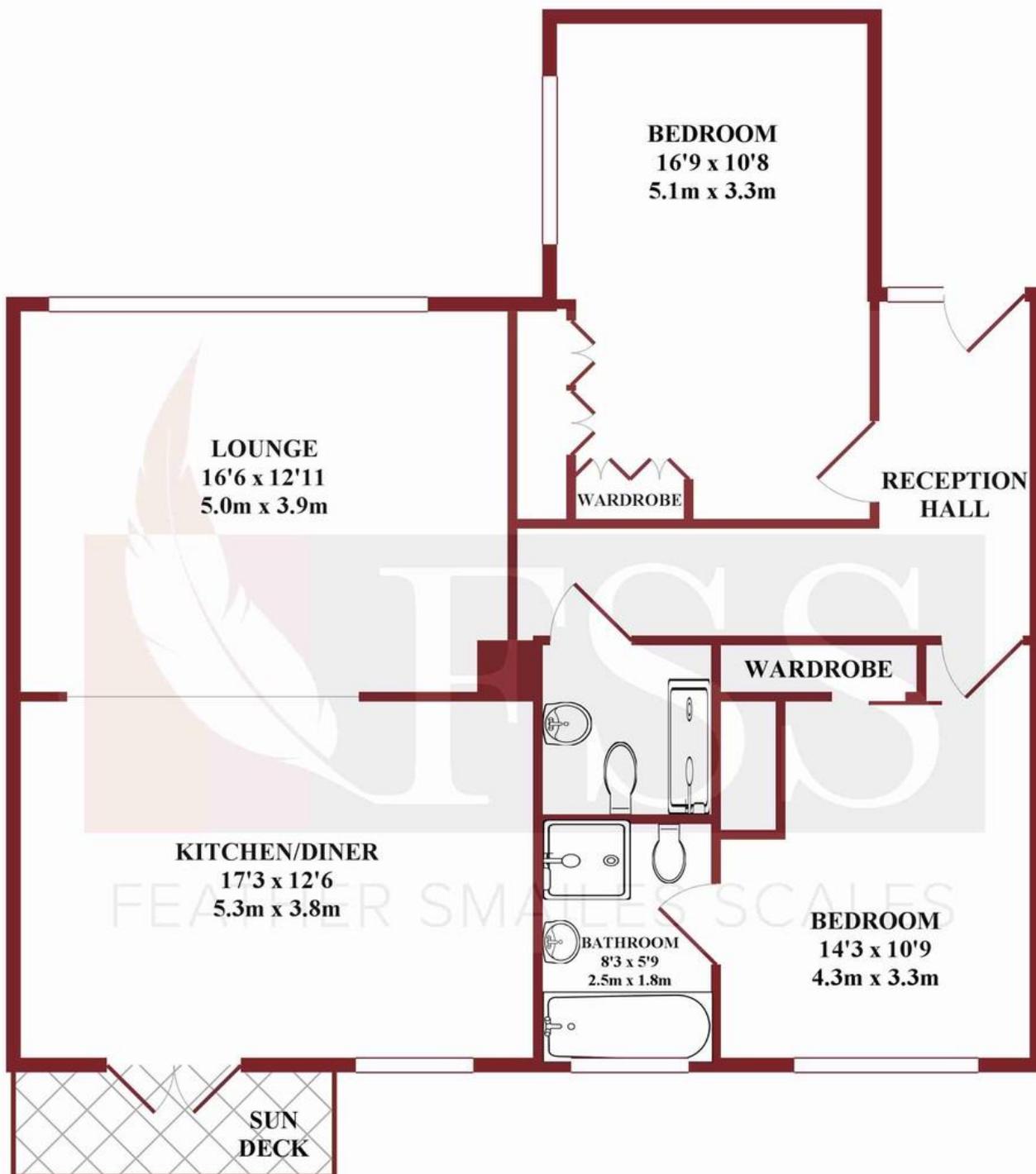
Viewing

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

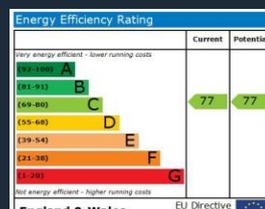
11 October 2021





TOTAL APPROX. FLOOR AREA 985 SQ.FT. (91.5 SQ.M.)
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01423 501211

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