

Apartment 2, 51 West End Avenue,
Harrogate, HG2 9BX



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£680 pcm

EPC Rating D

Description

A beautifully presented and spacious 1 bedroomed 1st floor apartment, located on the south side of Harrogate, within easy access of the town centre and transport facilities. The property has been tastefully decorated and carpeted throughout. There is gas central heating and a quality fitted kitchen and bathroom. An internal inspection is strongly recommended to appreciate the size of this apartment.

Location

Situated on a residential, tree-lined avenue on the south side of Harrogate, in close proximity to the town centre with the famous Betty's Tea Rooms and the Stray within walking distance. Ideally located for travel to Leeds, York and beyond, and having excellent schools for all ages nearby.

Available

12th June 2021

Unfurnished

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

Rental Terms

£680 pcm excluding utilities. Deposit £780

Directions

From Harrogate town centre, proceed up Station Parade, then at the traffic lights turn right onto York Place. At the Prince of Wales roundabout, take the 2nd exit onto Otley Road. West End Avenue is the 3rd turning on the left.

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 £715 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 A 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

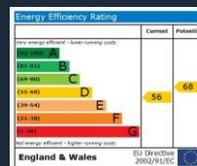
Details Produced

12 April 2021



TOTAL APPROX. FLOOR AREA 572 SQ.FT. (53.1 SQ.M.)
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