

Apartment 3, 1 Haywra Street,  
Harrogate, HG1 5BJ



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**£600 pcm**

EPC Rating D

### **Description**

A modern, spacious, 1 double bed roomed, second floor apartment, which has been finished to a very high standard. Benefitting from a 20' modern living kitchen with appliances and quality shower room, the property also boasts gas fired central heating and security door entry system. An inspection is recommended to appreciate the quality of this lovely apartment.

### **Location**

Haywra Street is located in the heart of the town centre, having all amenities - shops, bars, restaurants, bus and rail stations all within a short walk. There is also a large supermarket nearby.

### **Available**

7th June 2021

### **Unfurnished**

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

### **Rental Terms**

£600 pcm excluding utilities. Deposit £690

### **Directions**

In Harrogate town centre proceed over Station Bridge. At the Odeon roundabout take the first exit into East Parade. Continue and at Rawcliffes schoolwear shop turn left onto Bower Street and Haywra Street is the first turning on the right.

### **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 £630 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

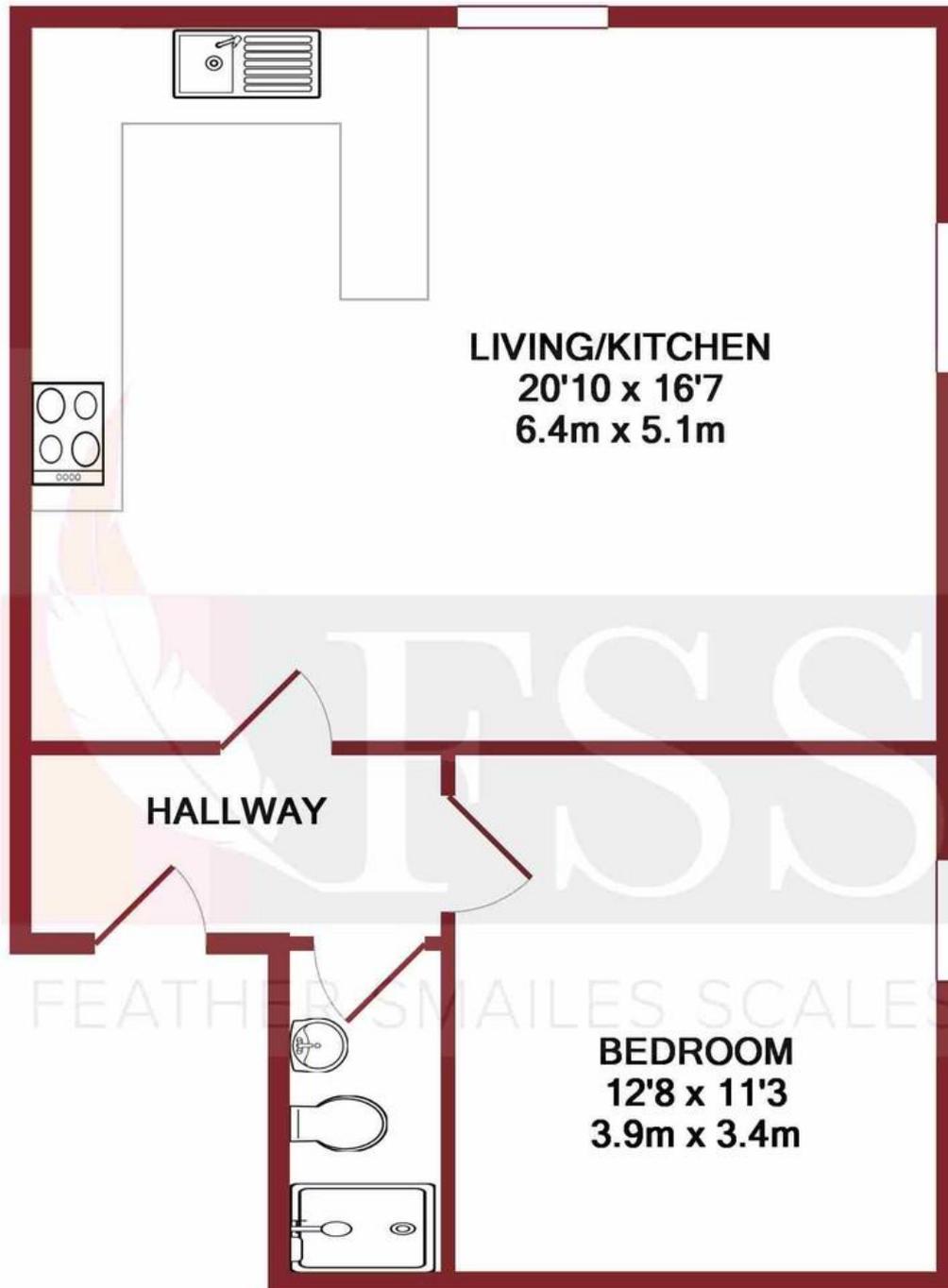
### **Viewing**

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**

27 April 2021





TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 SQ.M.)  
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