

Apartment 4, 63b Leeds Road,  
Harrogate, HG2 8BE



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**£530 pcm**

EPC Rating E

### **Description**

A modernised, second floor apartment, with modern fitted kitchen and shower room, offering self-contained, neutrally carpeted and decorated accommodation, electric heating and uPVC double glazing. The property is accessed via a rear communal terrace via a tucked away service road.

### **Location**

The property overlooks the main Leeds Road to the front and is close to the excellent local amenities, is within walking distance of the town centre and close to bus and rail links to Leeds, York and beyond.

### **Available**

NOW

### **Unfurnished**

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

### **Rental Terms**

£530 pcm excluding utilities. Deposit £610

### **Directions**

From Station Parade in Harrogate town centre proceed in the left hand lane. At the junction with York Place turn right into York Place and remain in the left hand lane. At The Prince of Wales Roundabout take the first exit into Leeds Road. At the next roundabout continue straight on along Leeds Road. At the Sainsbury store turn left into Mount Street, first right into Gladstone Street and right into the rear service road. The property is access via the external staircase to the right corner of the road.

### **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 £555 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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**

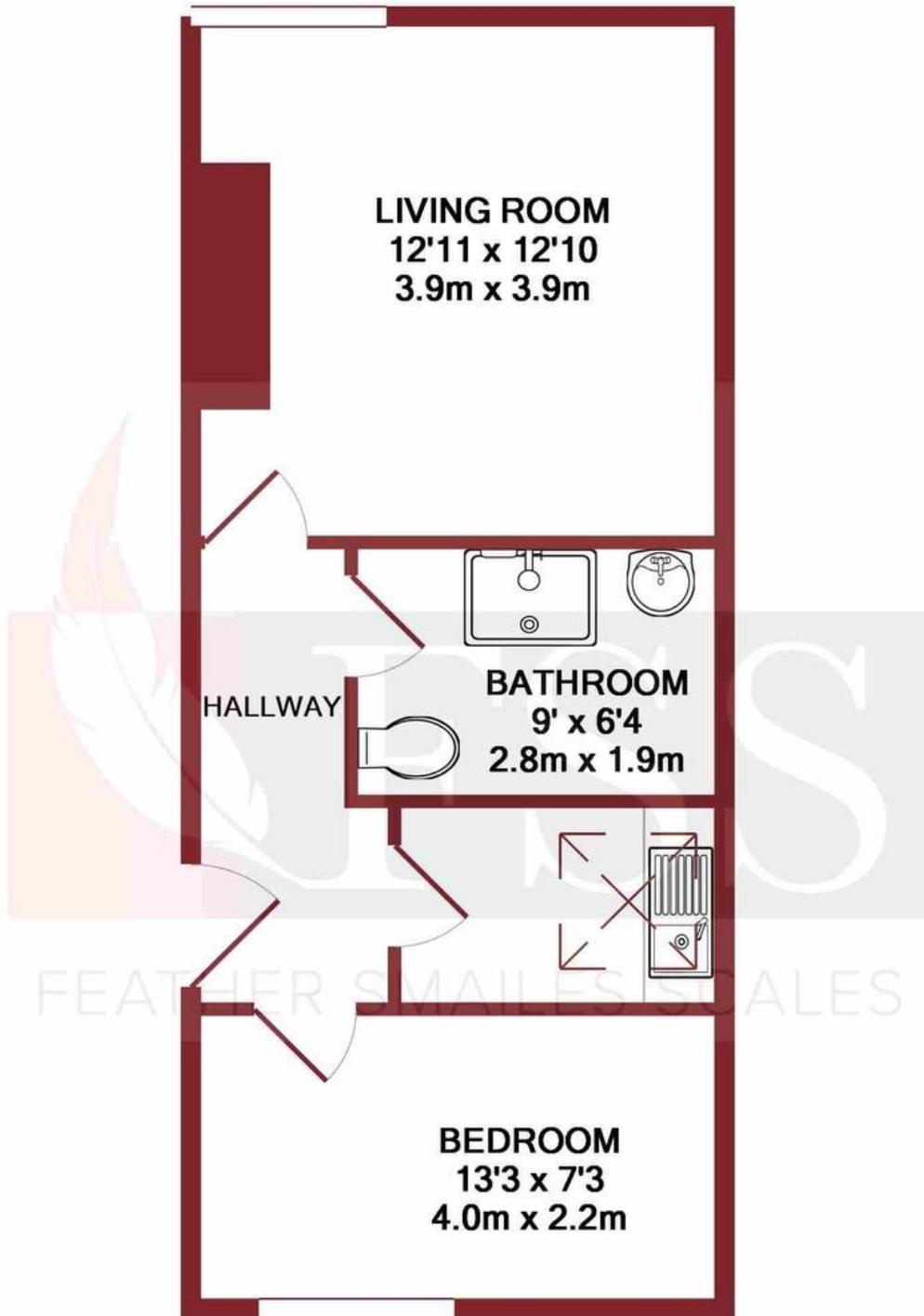
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

### **Details Produced**

6 January 2022

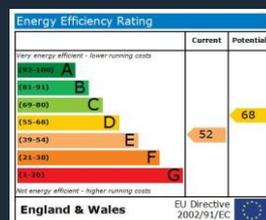
We understand there was an incident with the former tenant of this property leading to a fatality. We have no further details, but to be open with potential tenants we are disclosing this information prior to viewings.





TOTAL APPROX. FLOOR AREA 394 SQ.FT. (36.6 SQ.M.)  
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**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smalles Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smalles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4: VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smalles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



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