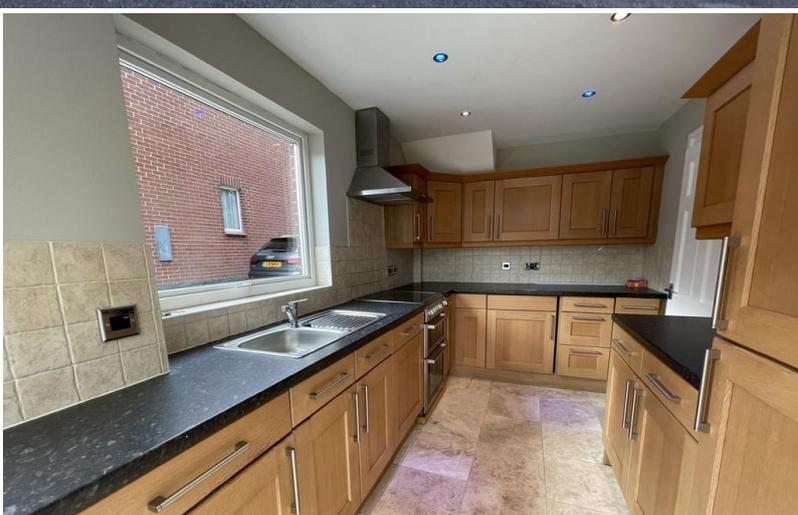


16 Columbine Grove, Harrogate,
HG3 2UX



 3  3  1

£990 pcm

EPC Rating D

Description

A spacious 3-bedroomed semi-detached house in a great location. Benefitting from having been newly decorated and carpeted throughout, the property also benefits from a good sized lounge through to the dining area, modern kitchen leading to the spacious conservatory with doors leading out on to the rear patio and lawned gardens. The bathroom suite has shower over the bath. There is ample driveway parking as well as further off street parking spaces and a single garage. There is uPVC double glazing throughout and gas fired central heating.

Location

The property is situated in a tucked away position close to open countryside, on a cul de sac just off Jenny Fields Drive, to the north side of Harrogate, approximately 1½ miles from the town centre. There are amenities nearby including shops, country pub/restaurant, the Hydro swimming pool and gym and an excellent bus service to the town centre. There are also local primary schools within a short distance, along with lots of open parkland.

Available

NOW

Unfurnished

Floor and some window coverings, cooker, refrigerator, freezer and dishwasher included.

Rental Terms

£990 pcm excluding utilities. Deposit £1,140

Directions

From Harrogate town centre proceed down Parliament Street. Continue straight on into Ripon Road. At The Hydro traffic lights turn left onto Jenny Field Drive. Continue up here for approximately 1 mile and as the road bears to the left Columbine Grove is on the right hand side. Turn into the cul de sac where the property can be found 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 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 £1,030 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 C 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.

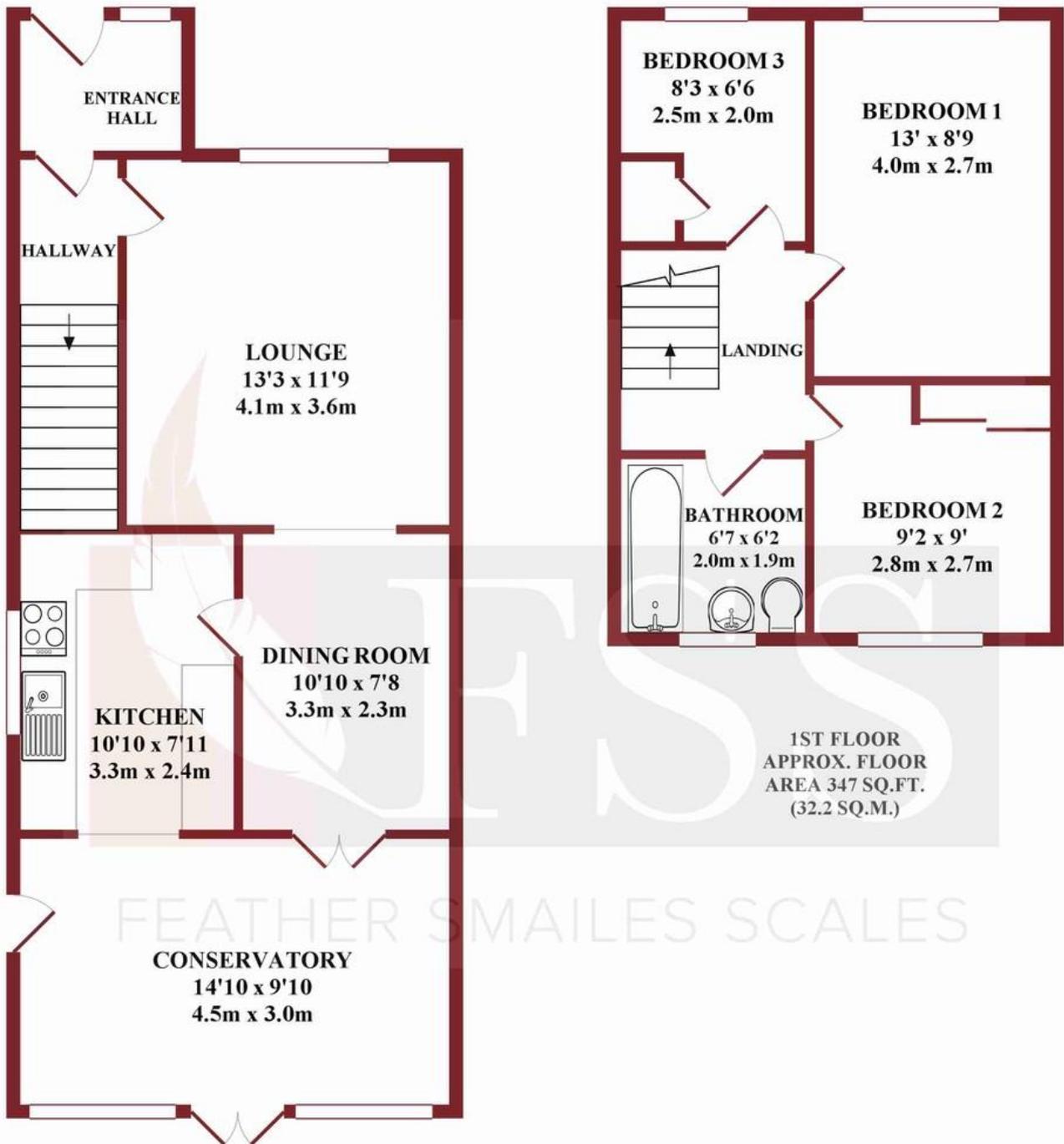
Viewing

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

29 September 2021





1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.4 SQ.M.)
Made with Metropix ©2016

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