

22 St Catherines Road,
Harrogate, HG2 8JZ



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£1,600 pcm

EPC Rating D

Description

A well-proportioned, 3 bedroomed, semi-detached house, which has been decorated throughout in neutral colours and offers a good quality family house. There is uPVC double glazing, gas central heating and high quality fitted kitchen and bathroom. There is ample off street parking, a detached garage and good sized private gardens to the rear. The property is worthy of an internal inspection.

Location

Situated in what is considered to be one of the premier family residential neighbourhoods on the south side of Harrogate and is positioned close to good schools for all ages. There are local amenities on hand, the town centre is within level access and there are good road and rail links to Leeds, York and beyond.

Available

NOW

Unfurnished

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

Rental Terms

£1,600 pcm excluding utilities. Deposit £1,845

Council Tax

We have been advised by the Harrogate Borough Council that the property is in Band D for the purpose of Council Tax.

Viewing

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

Directions

Directions From Station Parade in Harrogate town centre, continue in the left hand lane and turn left into York Place. Continue and right turn onto Oatlands Drive. Continue and take the second left onto St Hilda's Road. St Catherine's Road is first on the left.

Details Produced

30th April 2021

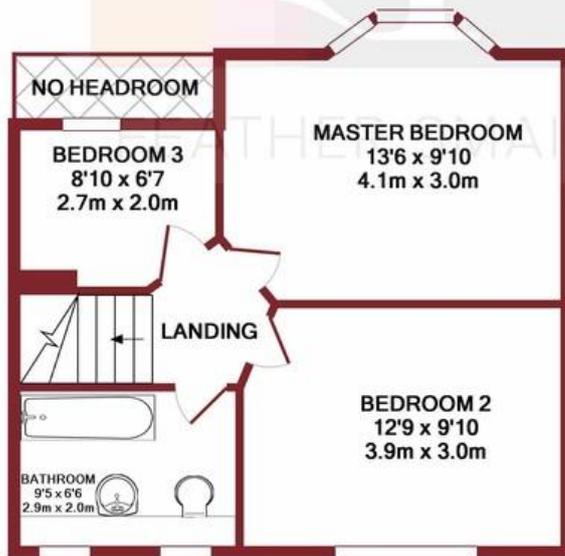
Brief Terms

- 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 £1,640 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 exdusivity 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.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 you 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.





GROUND FLOOR
APPROX. FLOOR
AREA 637 SQ.FT.
(59.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 SQ.M.)

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