

Apartment 14, The Old Police Station,  
North Park Road, Harrogate, HG1 5DY



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**£1,400 pcm**

Increasing to £1500 pcm from 15.12.22

EPC Rating C

### **Description**

Forming part of the renovated former Police Station in Harrogate, we are able to offer this most stunning, first floor apartment. Having large entrance hall, spacious modern living kitchen with integrated appliances, two double bedrooms and two luxury bathrooms. There is oak flooring to the living areas and neutral quality carpets to the bedrooms. The apartment also has gas fired central heating, double glazing, security alarm and video entry intercom system. Outside there are two allocated parking spaces. An internal inspection is highly recommended.

### **Location**

Situated on this exclusive development of the former Police Station, accessed via electric gates, the property is very close to Harrogate town centre with all it has to offer including excellent retail, restaurants, cafés and amenities, as well as being within easy walking distance of the bus and train stations.

### **Unfurnished**

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

### **Directions**

From Station Parade in Harrogate town centre turn left over Station Bridge. At the roundabout in front of The Odeon Cinema take the second exit into North Park Road. At the bend in the road the property is located on the left-hand side. The property is accessed via the electric gates to the right of the main building.

### **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.
4. 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.
5. 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.
6. We have been advised by the Harrogate Borough Council that the property is in Band F for the purpose of Council Tax.
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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 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.
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.

### **Rental Terms**

£1,400 pcm excluding utilities, increasing to £1500 pcm from 15<sup>th</sup> December 2022. Deposit £1,615

### **Available**

Within two weeks from application.

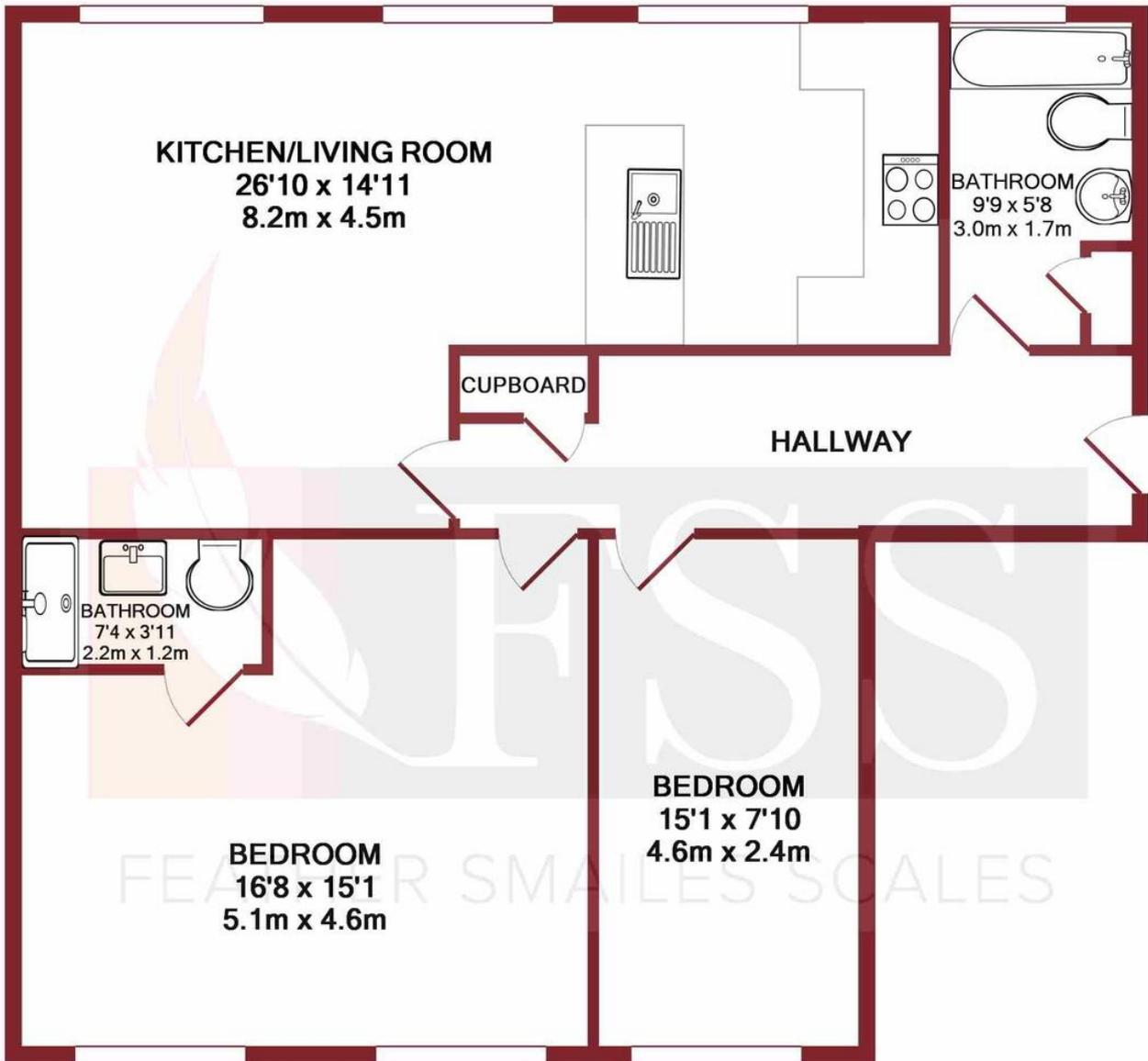
### **Viewing**

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**

16 August 2022





TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.8 SQ.M.)  
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