

11a Otley Road, Harrogate, HG2 0DJ



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£3,250 pcm

EPC Rating E

Description

An immaculately presented and superbly appointed, 4 double bedroom, duplex apartment. The property benefits from an impressive 38' living room with sliding doors to create a separate dining area. Other benefits include master bedroom with fitted wardrobes and Jack and Jill en suite bathroom with his and hers sinks, separate shower and bath, further modern shower room to the top floor leading to a useful utility room and stunning kitchen with fitted appliances. There is driveway parking to the front of the building for 2 cars. An inspection is highly recommended to appreciate the size and finish of this superb apartment.

Location

Positioned on Otley Road, overlooking The Stray and within a short walk of the town centre and all its amenities including bus and rail stations. The cafes and restaurants of West Park are also nearby. For the commuter there is easy access onto the A61 Leeds Road and the Otley Road.

Unfurnished

Floor and window coverings, Falcon cooker with induction hob, grill and oven, refrigerator, freezer drawer, wind fridge, washing machine and dishwasher included.

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. Children by Landlord's consent. Sorry, 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 E 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

£3,250 pcm excluding utilities. Deposit £3,750

Available

15th August 2022

Viewing

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

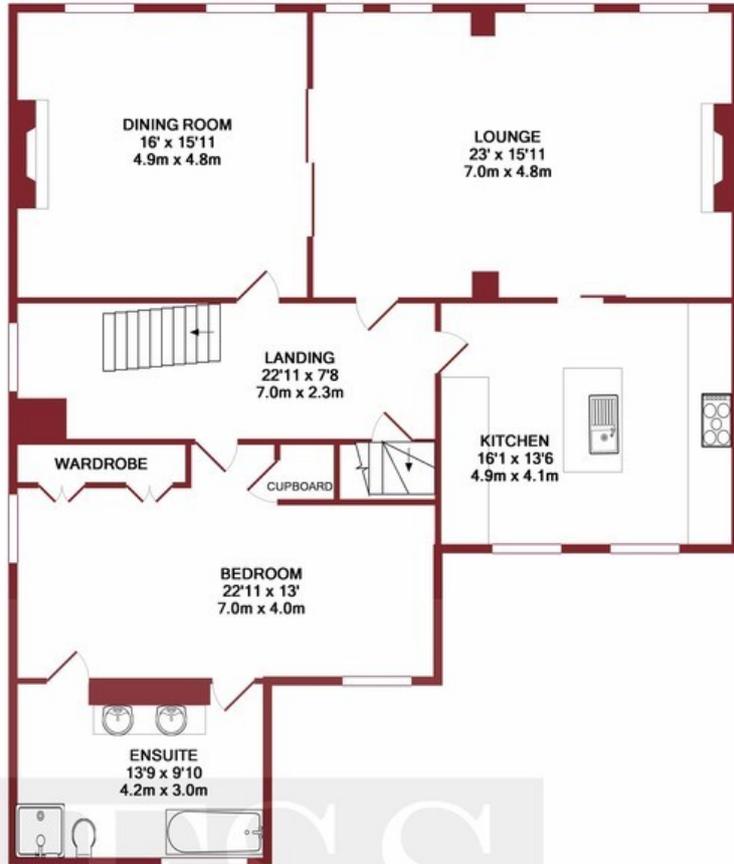
Details Produced

22 June 2022

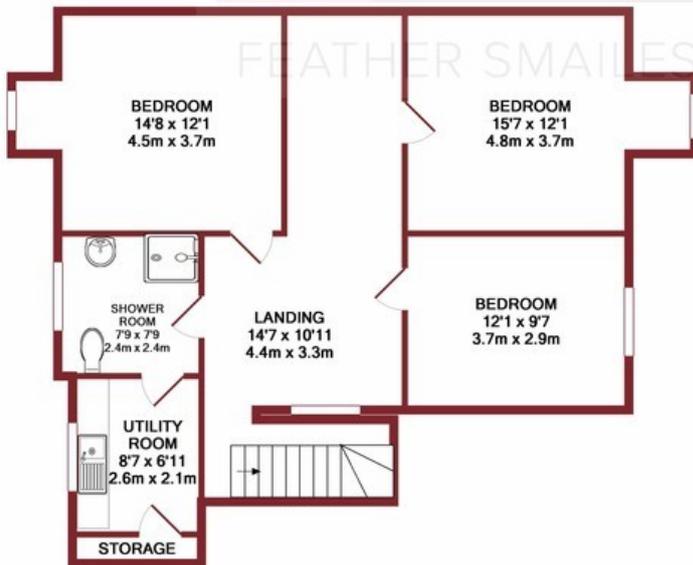




ENTRANCE FLOOR
APPROX. FLOOR
AREA 57 SQ.FT.
(5.3 SQ.M.)



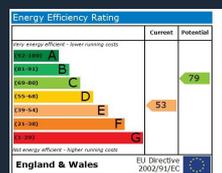
1ST FLOOR
APPROX. FLOOR
AREA 1424 SQ.FT.
(132.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 796 SQ.FT.
(74.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2278 SQ.FT. (211.6 SQ.M.)

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.



01423 501211
www.fssproperty.co.uk
ResLetsDept@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

