

Flat 2, 9 Bower Road, Harrogate,  
HG1 1BB



**£590 pcm**

EPC Rating D

### **Description**

A deceptively spacious second floor flat, with entrance staircase to the apartment giving it a spacious feel and offering modern open plan living in the heart of Harrogate town centre. The property has attractive wooden flooring throughout and comprises living kitchen with appliances, double bedroom, en suite and is equipped with gas central heating, uPVC double glazing and door intercom system.

### **Location**

Situated in the heart of the town centre, thus being ideally located for access to all the excellent shops, restaurants, theatre, bus and rail station with regular services to York, Leeds and beyond.

### **Available**

12 August 2021

### **Unfurnished**

Floor and window coverings, cooker, refrigerator, freezer, washer/dryer included.

### **Rental Terms**

£590 pcm excluding utilities. Deposit £680

### **Directions**

From the bottom of the bus station proceed down Station Parade. Turn left onto Bower Road and the property is on the right hand side.

### **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 £620 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

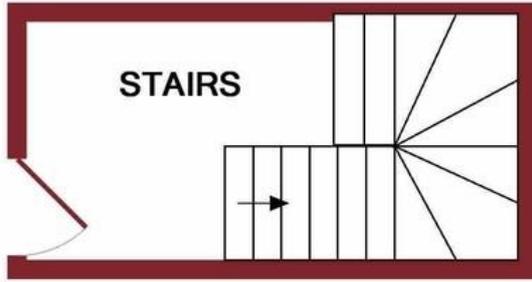
### **Viewing**

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

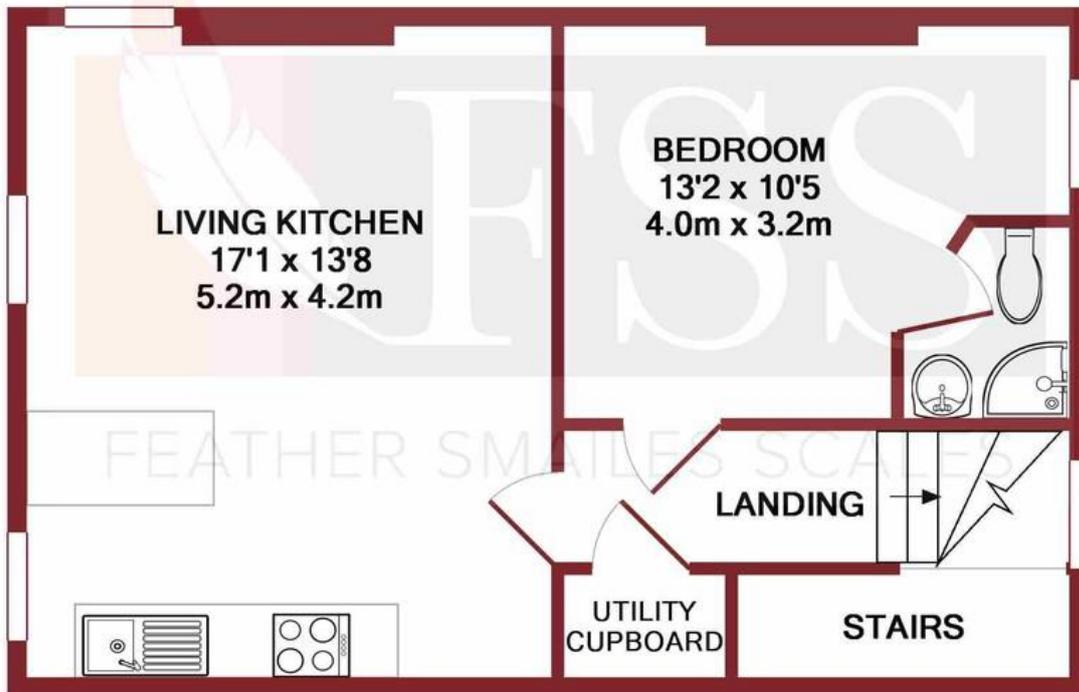
### **Details Produced**

18 June 2021



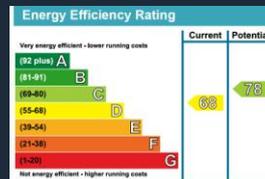


ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 85 SQ.FT.  
(7.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)  
TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)  
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