

Apartment 3, 52 Dragon Road,
Harrogate, HG1 5DF



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£600 pcm

EPC Rating D

Description

A well-presented, spacious, 1 bedroomed second floor apartment, in this great location. Benefitting from a modern fitted kitchen and bathroom with shower over the bath, neutral decorations and floor coverings. The accommodation has a good-sized living room with feature stone fireplace. The property has uPVC double glazing throughout, gas fired central heating and well maintained communal areas. There is the added bonus of an off street parking space to the rear. An inspection is recommended to appreciate this lovely apartment.

Location

The flat is situated in this popular part of Harrogate, only a short walk into the town centre with all its amenities including bus and rail stations. Asda supermarket is close by. For the road commuter there is easy access onto the A59.

Available

NOW

Unfurnished

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

Rental Terms

£600 pcm excluding utilities. Deposit £690

Directions

In Harrogate town centre, go over Station Bridge, at the roundabout in front of the Odeon, take the first exit onto East Parade. Continue to the roundabout and take the second exit onto Dragon Parade. Take the first left onto Dragon Road. The property is along on the right hand side.

Brief Terms

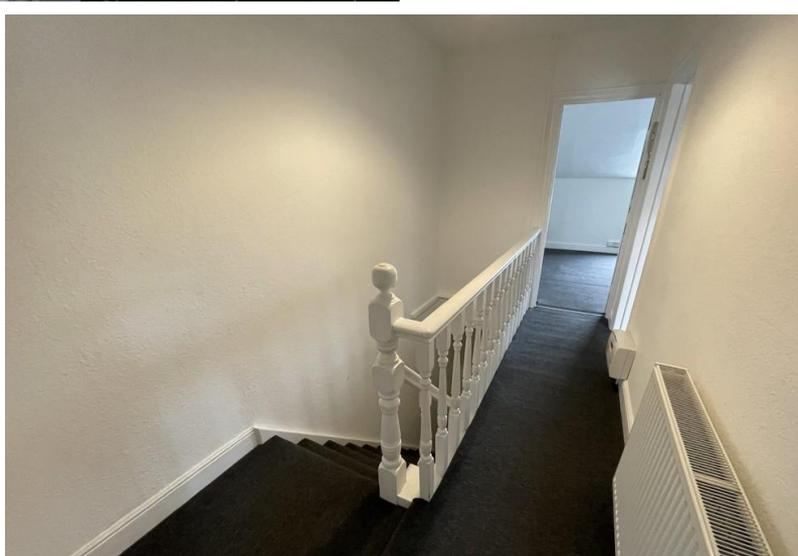
1. To be let on an Assured Shorthold tenancy for an initial term of 12 months.
2. References will be obtained using a credit reference agency.
3. Sorry, no children, no pets and no smokers without the Landlord's consent.
4. If consent is granted by the landlord for a pet, the rent will increase to £630 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 the landlord.
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.

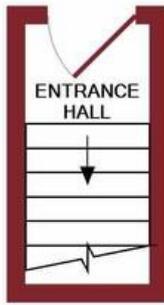
Viewing

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

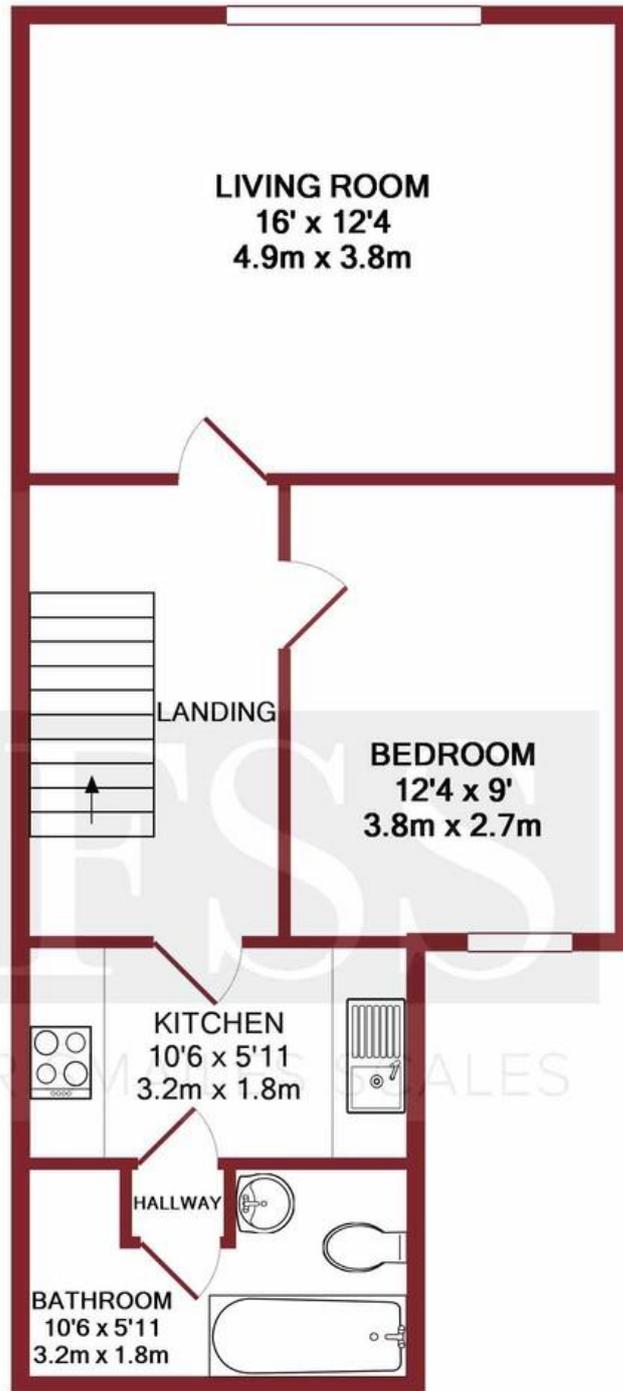
Details Produced

15 July 2021





1ST FLOOR
APPROX. FLOOR
AREA 28 SQ.FT.
(2.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.8 SQ.M.)
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01423 501211

www.fssproperty.co.uk

Res Lets Dept@fssproperty.co.uk

8 Raglan Street, Harrogate,

North Yorkshire, HG1 1LE