

Flat 4, 5 Lancaster Park Road,
Harrogate, HG2 7SW



£575 pcm

EPC Rating E

Description

A recently fully modernised one bedroom first floor apartment with a fitted kitchen and quality shower room. The property has been tastefully decorated in a contemporary style and must be viewed to fully appreciate. Equipped with gas central heating. The communal gardens are maintained at the landlords expense and there is an off street carpark to the rear of the property.

Location

Situated very close to Harrogate District hospital and within close proximity of local shopping parades and accessible to the town centre. Harrogate and Starbeck train stations are also well located, plus regular bus service.

Available

16th July 2021

Unfurnished

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

Rental Terms

£575 pcm excluding utilities. Deposit £660

Council Tax

We have been advised by the Harrogate Borough Council that the property is in Band A 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

From Station Parade in Harrogate town centre turn left over Station Bridge. At the roundabout in front of the Odeon take the second exit into North Park Road and continue around the left hand corner. At the junction turn left into York Place. At The Empress roundabout take the second exit into Knaresborough Road. Lancaster Park Road is the fourth turning on the right hand side.

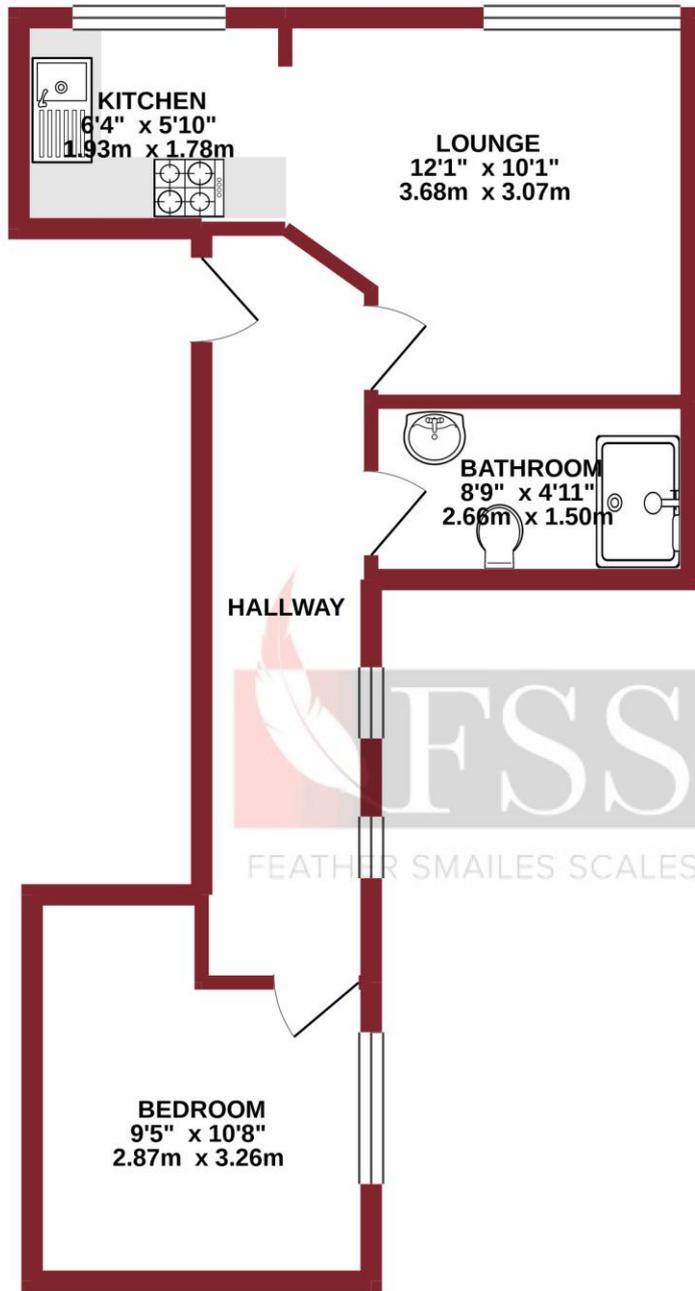
Details Produced

11th May 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 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 £605 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.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.

FIRST FLOOR



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

