

24 St Helens Road, Harrogate, HG2 8LB



 2  4  1

**£1,950 pcm**

EPC Rating C

### **Description**

Finished to an extremely high standard, this modern, extended, newly decorated, semi-detached home, benefits from a bespoke family kitchen open plan to sitting room with bi-folding doors and views over the garden. To the first floor there are 4 good-sized bedrooms and modern bathroom with shower over the bath. There is ample block paved driveway parking and attractive lawned gardens to the rear with fitted decked area and storage shed. Other benefits are gas fired central heating and double glazing. An inspection of this fabulous family home is recommended.

### **Location**

Situated in the much sought-after Saints area, to the south side of Harrogate town centre, having excellent primary and secondary schools nearby. The town centre is easily accessible with a pleasant walk across The Stray. For the commuter there is good rail and road links.

### **Unfurnished**

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

### **Directions**

From Station Parade in Harrogate town centre, continue in the left hand lane and turn left into York Place. Continue and right turn onto Oatlands Drive. Continue and take the second left onto St Hilda's Road. St Helens Road is second on the right.

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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

£1,950 pcm excluding utilities. Deposit £2,250

### **Available**

Within two weeks of application

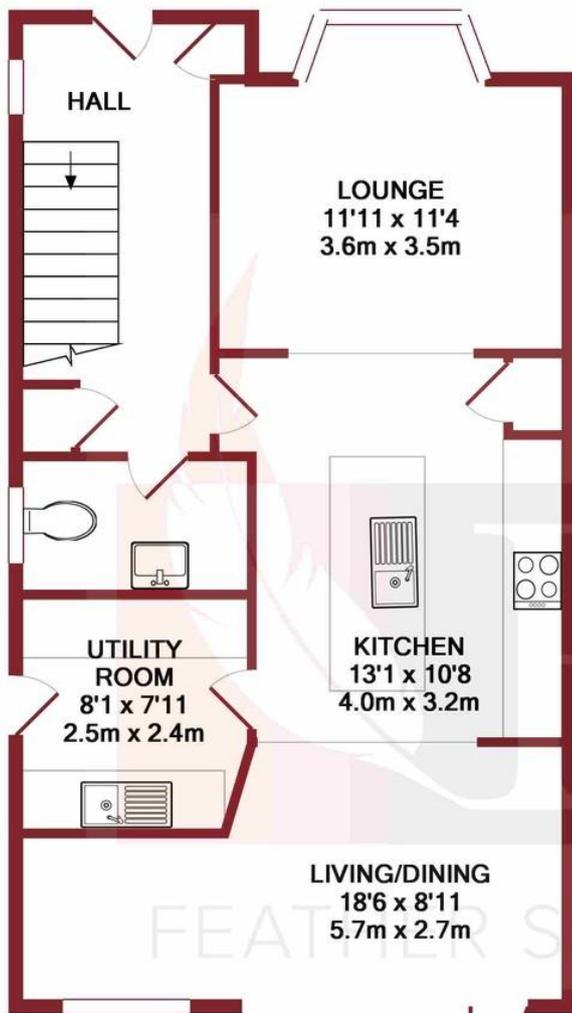
### **Viewing**

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

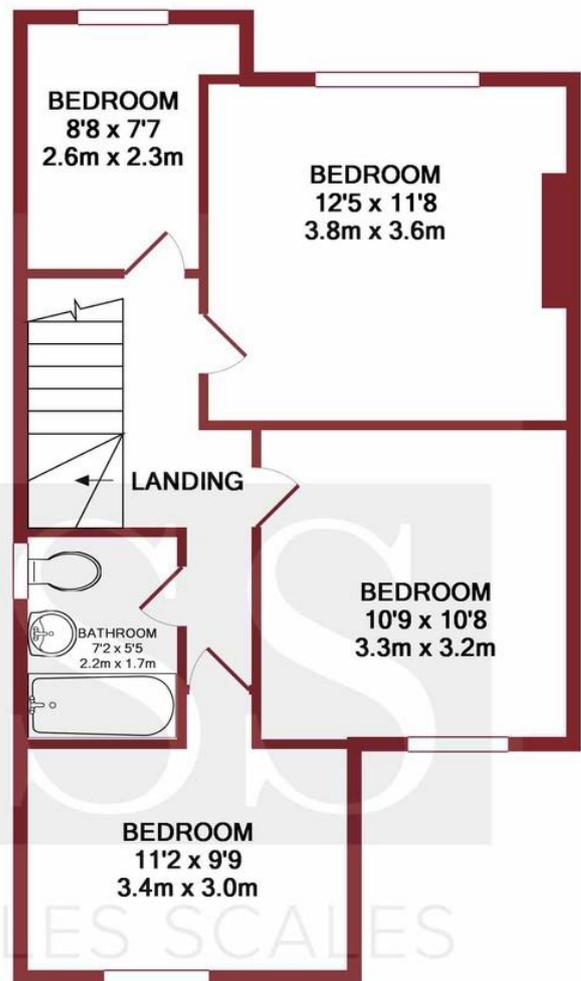
### **Details Produced**

13 March 2023





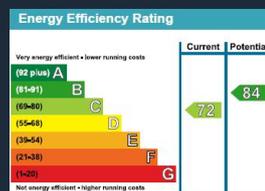
GROUND FLOOR  
APPROX. FLOOR  
AREA 608 SQ.FT.  
(56.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 515 SQ.FT.  
(47.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1123 SQ.FT. (104.4 SQ.M.)**  
Made with Metropix ©2018

**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles 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 Smiles 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 Smiles & 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  
Res Lets Dept@fssproperty.co.uk  
8 Raglan Street, Harrogate,  
North Yorkshire, HG1 1LE

rightmove  
find your happy

OnTheMarket.com

TDS  
Trustee Deposit Scheme  
member

nava | propertymark  
PROTECTED

arla | propertymark  
PROTECTED

naea | propertymark  
PROTECTED

The Property  
Ombudsman