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-  3
-  1

£1,270 pcm
Rising to £1,295 pcm from November 2022

EPC Rating C

Description

Sycamore House is a well presented 3 bedroom semi-detached house, having neutral decorations and carpets throughout. This delightful home has a good size living room/dining room with doors leading to a conservatory overlooking the private rear garden. There is a modern kitchen with large pantry store, bathroom with shower over bath and underfloor heating. There are two double bedrooms and a third bedroom with fitted single bedframe. Other benefits include single garage with electric, off street parking, double glazing and gas fired central heating. Full garden maintenance is included with the rent.

Location

Harlow Manor Park is a sought-after residential location located just off the Cold Bath Road, having excellent access to an array of local shops and amenities including a good selection of cafes and restaurants. The town centre is also easily accessible along with the famous Valley Gardens. There are excellent Primary and Secondary Schools within a short distance and for the commuter, easy access onto the A61 Leeds Road and Otley Road.

Unfurnished

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

Directions

From the Prince of Wales roundabout proceed up Otley Road. At the first set of traffic lights turn right into Cold Bath Road. Take the second left into Harlow Manor Park. The property can be found 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 pets and no smokers without the Landlord's consent.
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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

£1,270 pcm excluding utilities but to include full garden maintenance, rising to £1,295 from November 2022. Deposit £1,465

Available

21st May 2022

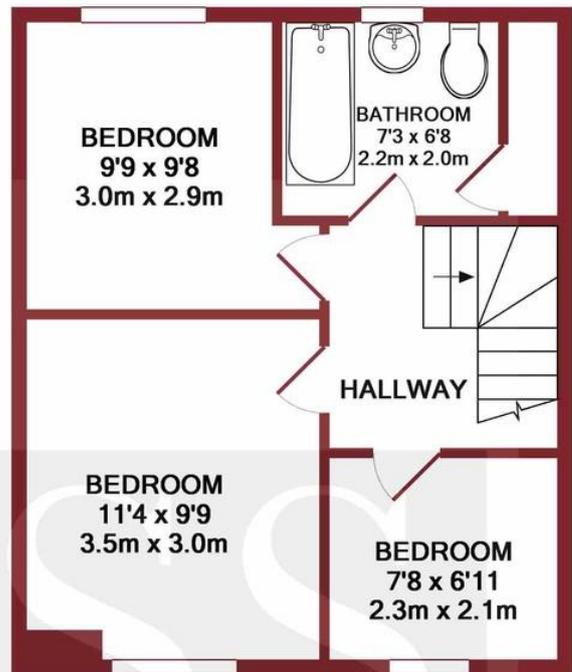
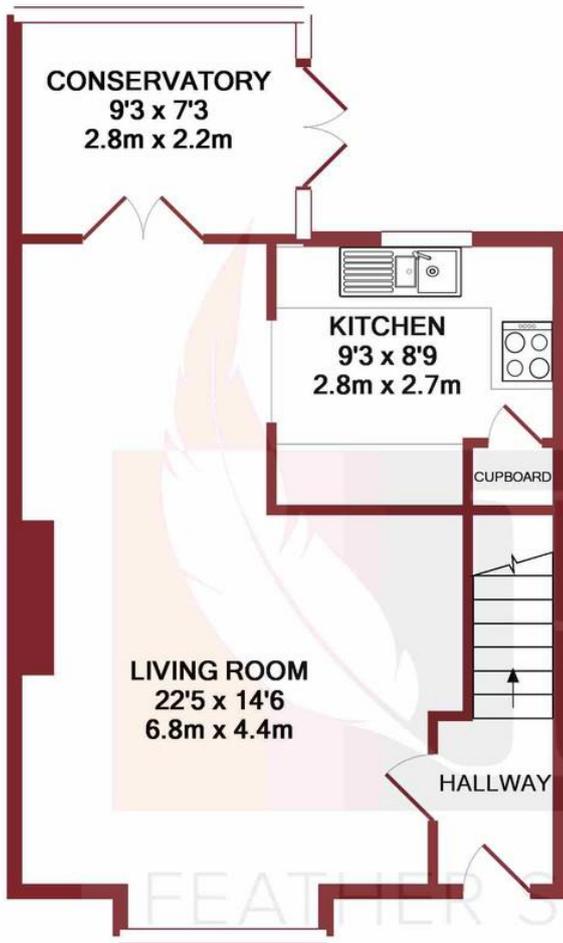
Viewing

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

6 May 2022





1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 798 SQ.FT. (74.1 SQ.M.)
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