

Studio 1, The Coach House, Bilton Court,  
Wetherby Road, Harrogate, HG3 1FA



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**£1,100 pcm**

EPC Rating C

### **Description**

A fully modernised, contemporary styled ground floor apartment located within this stunning exclusive courtyard development to the south of Harrogate. The former Coach House has been modernised to a superb standard and offers spacious two bedroomed accommodation with high ceilings and exposed beams, and a lovely living/dining kitchen. There is a small private patio area to the front and two allocated parking spaces plus gas central heating and under-floor heating.

### **Location**

Situated within this courtyard development just off the Wetherby Road to the south of Harrogate and therefore within easy access of the Harrogate bypass affording links to Leeds, York and the airport. Harrogate town centre is approximately two miles from the property and open countryside is close at hand.

### **Unfurnished**

Floor and window coverings, cooker, microwave, fridge/freezer, washer/dryer and dishwasher included.

### **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. Continue, bearing left and at the junction turn left into York Place. At The Empress roundabout turn right into Wetherby Road. Continue past Sainsburys 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.
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 C 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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**

£1,100 pcm excluding utilities. Deposit £1,265

### **Available**

9th May 2023

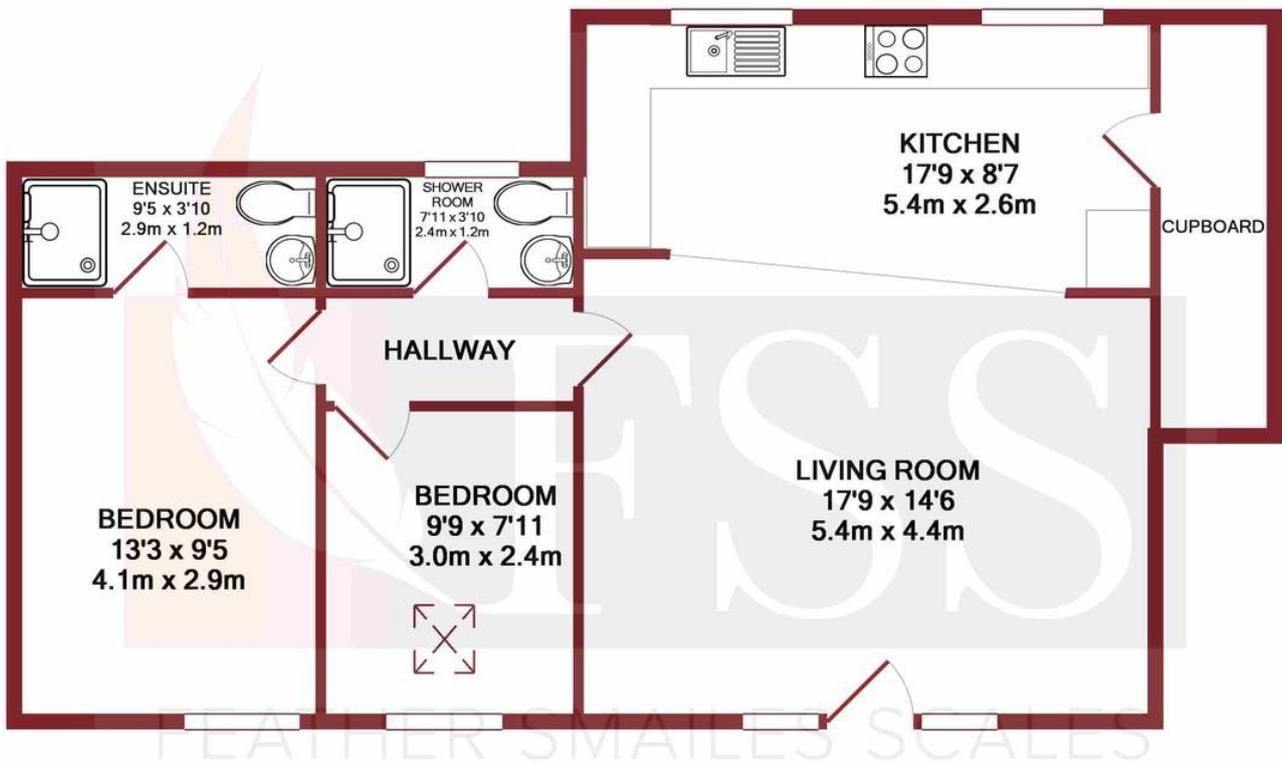
### **Viewing**

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**

25 April 2023





TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68.2 SQ.M.)

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**01423 501211**  
[www.fssproperty.co.uk](http://www.fssproperty.co.uk)  
 Res Lets Dept@fssproperty.co.uk  
 8 Raglan Street, Harrogate,  
 North Yorkshire, HG1 1LE

