

Flat 6, Huntcliffe Court  
West End Avenue, Harrogate, HG2 9BX



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**£750 pcm**

EPC Rating D

## Description

A light and airy two double bed roomed, second floor apartment in this delightful, sought-after part of the town. The well presented accommodation has a delightful and spacious sitting room, modern kitchen with appliances and bathroom with shower over bath. The property has the added benefit of a single garage and parking for one vehicle. There is gas fired central heating, double glazing and security entry phone system along with well kept communal areas.

## Location

Huntcliffe Court is a purpose built block of apartments on this attractive, tree-lined avenue on the south side of town. The amenities and transport links in the town centre are easily accessible with a pleasant walk across the Stray. The cafes, restaurants and retail units on West Park are also only a short walk. For the road commuter there is easy access out onto the Otley and Leeds Roads.

## Available

First week August 2021

## Unfurnished

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

## Rental Terms

£750 pcm excluding utilities. Deposit £865

## Directions

In Harrogate town centre proceed along Station Parade. At the junction turn right into York Place and stay in the right hand lane. At the Prince of Wales roundabout take the second exit onto Otley Road, continue and West End Avenue is on the left hand side. Huntcliffe Court can be found on the left 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 £785 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 C 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 Feather Smailes Scales LLP.
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.

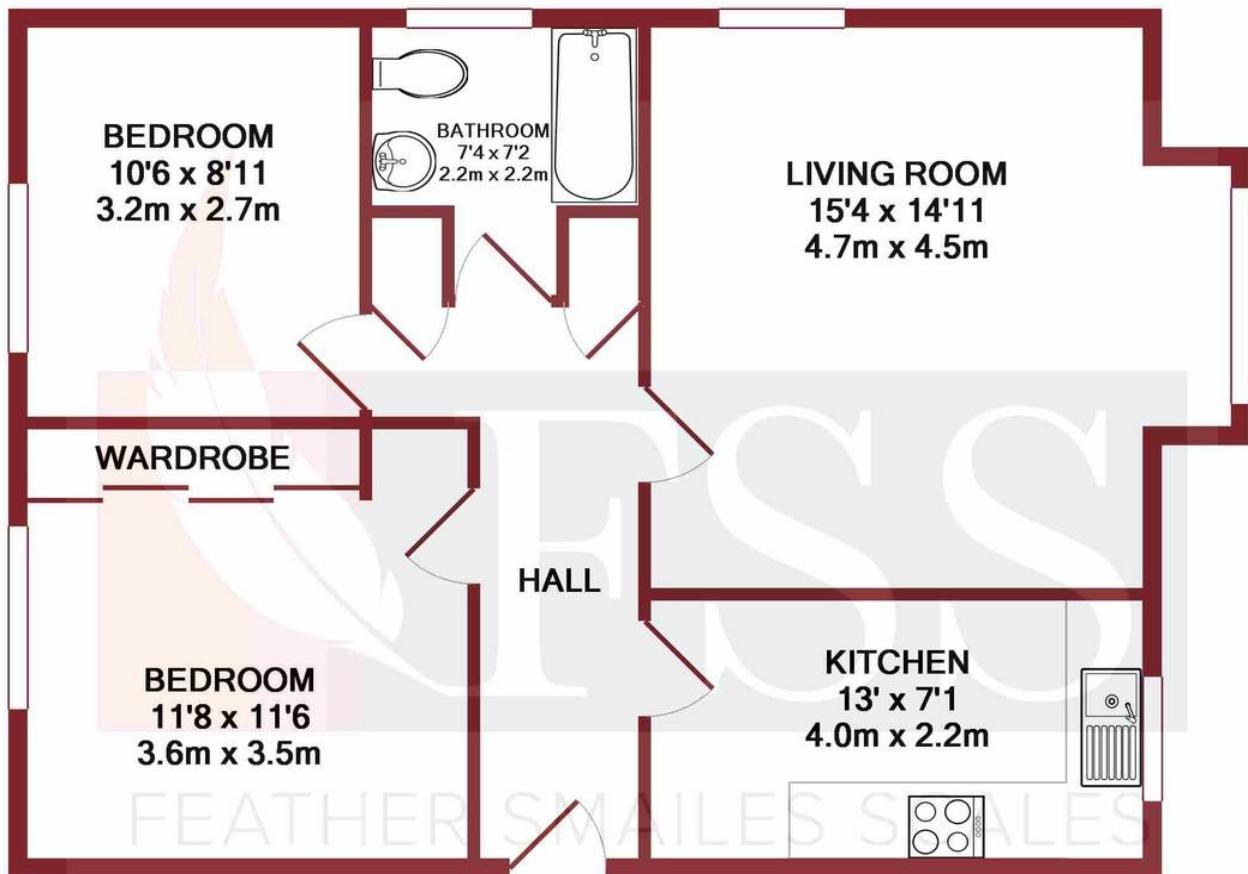
## Viewing

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

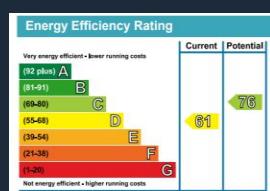
5 July 2021





TOTAL APPROX. FLOOR AREA 656 SQ.FT. (60.9 SQ.M.)  
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