

Apartment 5, 4 Ripon Road, Harrogate,  
HG1 2JB



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**£1,700 pcm**

EPC Rating C

### **Description**

A most stunning and incredibly spacious second floor apartment with lift access. Fully modernised and renovated within this exclusive apartment block, the neutrally decorated and carpeted accommodation has 3 bedrooms, 2 quality bathroom suites, fabulous large living room and luxury kitchen with integrated appliances. There is gas fired central heating, double glazing, two allocated parking spaces secure gated access and entry system. We would recommend an inspection to fully appreciate the high quality of this apartment and the block itself, including the immaculately presented communal areas. Sorry no pets

### **Location**

Set in a prestigious residence within a short walk of the town centre including all its shops, amenities and restaurants, plus transport links including bus and rail stations. The property is securely positioned within this immaculate residential development which retains much character and is set in private grounds.

### **Unfurnished**

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

### **Directions**

From West Park in Harrogate town centre proceed down Parliament Street in the left hand lane. At the traffic lights at the bottom of the hill (now the middle lane) continue straight on into Ripon Road. Continue up the hill and turn right into Springfield Avenue. Turn left into Springfield Mews and access the property via the rear security gate.

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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

£1,700 pcm excluding utilities. Deposit £1,960

### **Available**

30th June 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**

12 May 2023





FEATHER SMAILES SCALES

TOTAL APPROX. FLOOR AREA 961 SQ.FT. (89.3 SQ.M.)

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