

Flat 1, 24 East Parade, Harrogate,
HG1 5LT



-  1
-  2
-  1

£750 pcm

EPC Rating E

Description

A very good sized 2 bedroomed ground floor self-contained apartment, which has neutral decorations and carpets. The property is equipped with gas central heating and double glazing, as well as original features including Victorian bay windows. There is a good-sized breakfast kitchen with appliances and a compact bathroom with bath and shower over. In addition, there is an allocated off-street parking space and a rear yard area with shed storage.

Location

Situated within easy walking distance of the town centre, therefore, close to main road and rail transport hubs plus supermarkets and the town centres wealth of amenities.

Available

23 February 2022

Unfurnished

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

Rental Terms

£750 pcm excluding utilities. Deposit £865

Directions

From Station Parade in Harrogate town centre turn left onto Station Bridge. At the roundabout in front of The Odeon take the first exit into East Parade. Continue and bear right at the turn of the road and the property is situated on the right hand side on the corner of Hyde Park Road.

Brief Terms

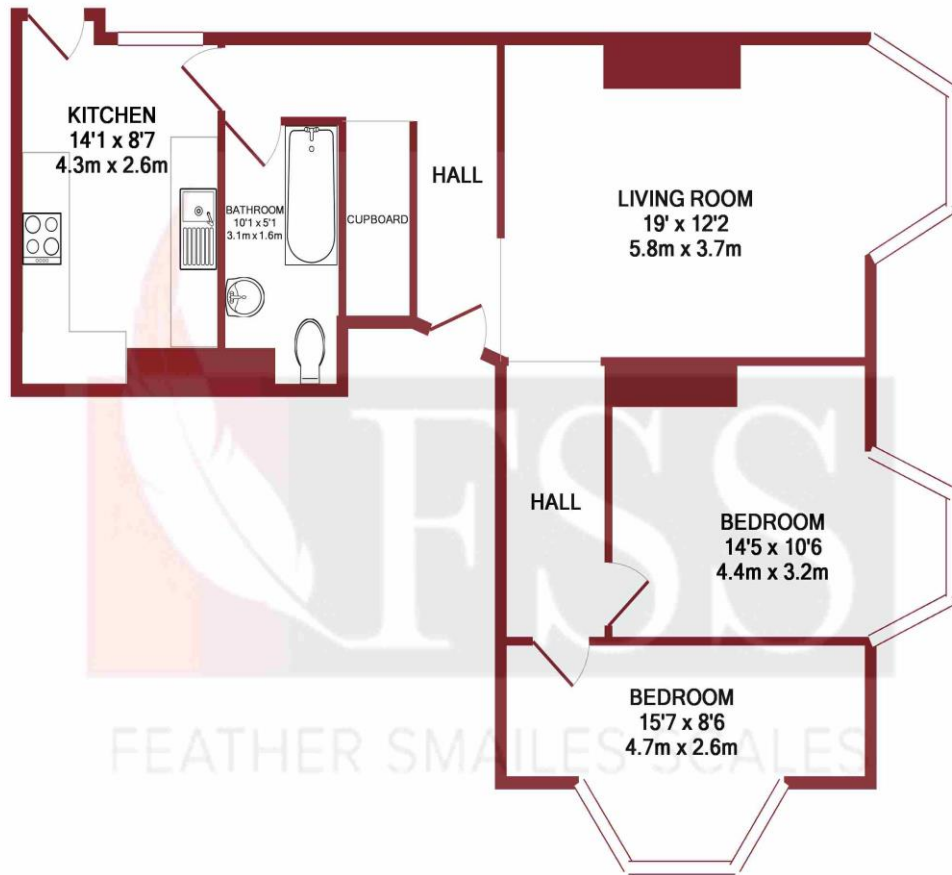
1. To be let on an Assured Shorthold tenancy for an initial term of 12 months.
2. References will be obtained using a credit reference agency.
3. Sorry, no children, no pets and no smokers.
4. You will be required to complete an application form to secure the property and pay a 'part security holding 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 A 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

Viewing

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

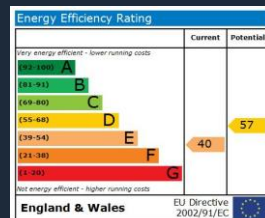
Details Produced

20 December 2021



TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.2 SQ.M.)

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

