

Flat 1, 24 East Parade
Harrogate, HG1 5LT



 1  2  1

£795 pcm

EPC Rating D

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.

Unfurnished

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

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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

Rental Terms

£795 pcm excluding utilities. Deposit £915

Available

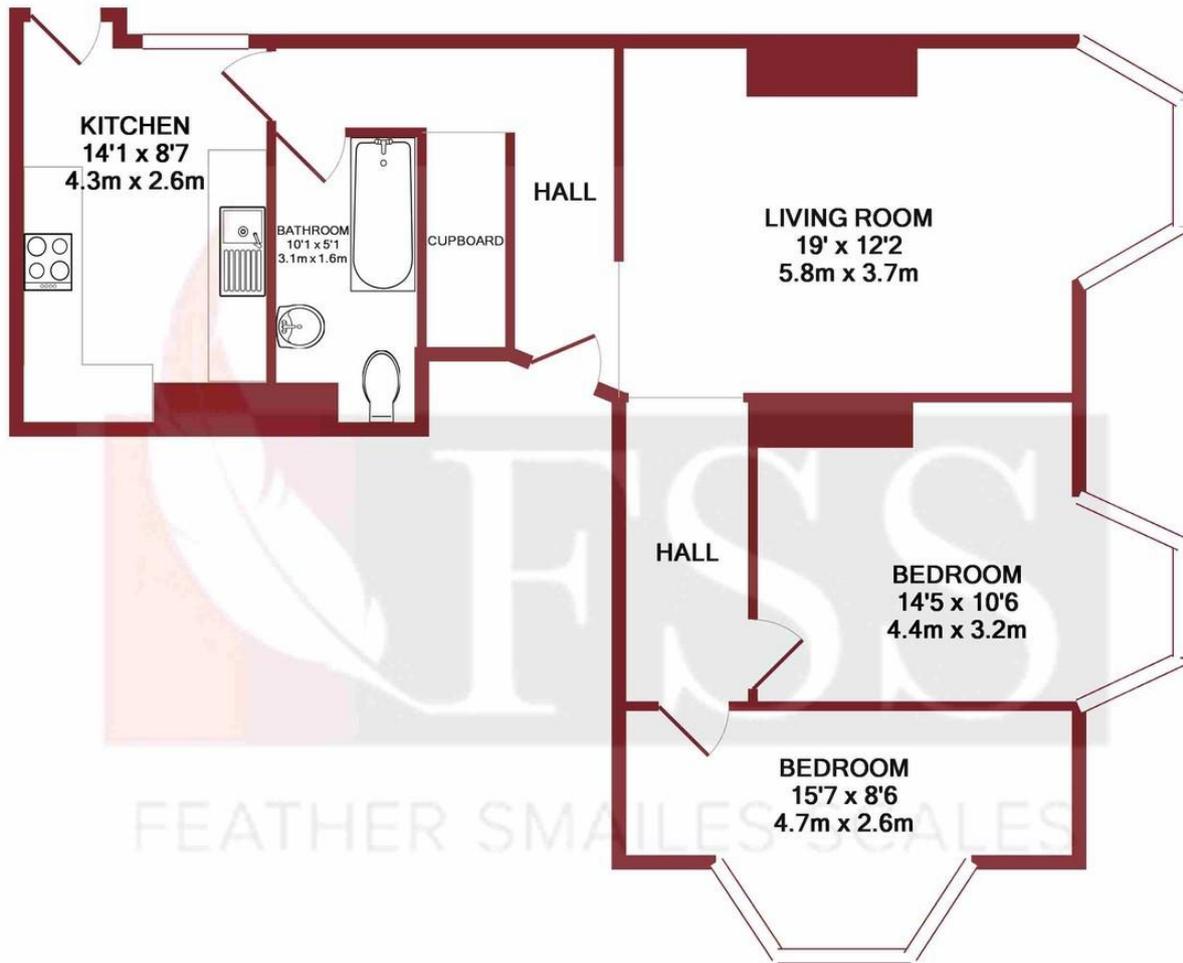
4th March 2023

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

17 January 2023



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