

171 Hookstone Chase
Harrogate, HG2 7DD



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£1,500 pcm

EPC Rating B

Description

This modern, superbly appointed, 3 bedroomed, 3 bathroomed semi-detached house in this fantastic location must be viewed to appreciate the quality of this family home. Benefiting from modern dining kitchen and spacious lounge with bi-folding doors leading to the easy to maintain rear garden. The bedrooms, which are arranged over the remaining two floors, are all of a good size and all have ensuite shower rooms. This high specification property also boasts UPVC double glazing and gas fired central heating. There is driveway parking to the front of the property.

Location

Situated within a select development of 8 private homes on the south side of Harrogate, affording good access to local shopping facilities and amenities, good schools and being close to the Starbeck railway station and Harrogate's By-pass, thus providing ease of access to Harrogate, Leeds, York and beyond.

Unfurnished

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

Directions

Proceed along Station Parade in Harrogate town centre. At the junction turn left into York Place. Continue to The Empress roundabout and turn right into Wetherby Road. Continue to the traffic lights at Woodlands Corner and take the second exit into Hookstone Chase. Continue down the hill and straight on at the roundabout. The property is 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 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 £1,540 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 D 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

Rental Terms

£1,500 pcm excluding utilities. Deposit £1,730

Available

29th October 2022

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 October 2022





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01423 501211
www.fssproperty.co.uk
Res Lets Dept@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE