

232 Ripon Road, Harrogate,  
HG1 3JR



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**£1,400 pcm**

EPC Rating E

### **Description**

A well presented and incredibly spacious detached family house in this delightful tucked away position. This 4 bedroomed, 2 bathroomed property must be seen to appreciate the quality. Benefitting from a modern breakfast kitchen with appliances, 24ft lounge with separate dining room and modern house bathroom with shower over bath, plus luxury en suite shower room. The decorations and floor coverings are of a high standard along with gas fired central heating and triple glazing. Outside there are attractive lawn and patio gardens, driveway parking and a single garage along with two storage sheds.

### **Location**

Situated in a tucked away position, with views over open fields, on the main A61 Ripon Road to the north side of the town. For the commuter there is easy access to the Ripon and Skipton Roads and also being convenient for the town centre. There are local shops and amenities nearby, along with excellent schools.

### **Available**

5 March 2022

### **Unfurnished**

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

### **Rental Terms**

£1,400 pcm excluding utilities. Deposit £1,615

### **Directions**

From Harrogate town centre proceed down Parliament Street to the traffic lights at the bottom staying in the middle lane. Continue onto Ripon Road, go through the traffic lights at the Hydro swimming pool, then at New Park roundabout take the second exit continuing along Ripon Road. Just after the car garage on the right hand side the property is on the right hand side. To access the property turn right into Westville Oval then immediately on your left is a shared driveway. Go down here and the property is at the end.

### **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. Children permitted. Sorry no pets without the Landlord's consent. No smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £1,440 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 E 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.

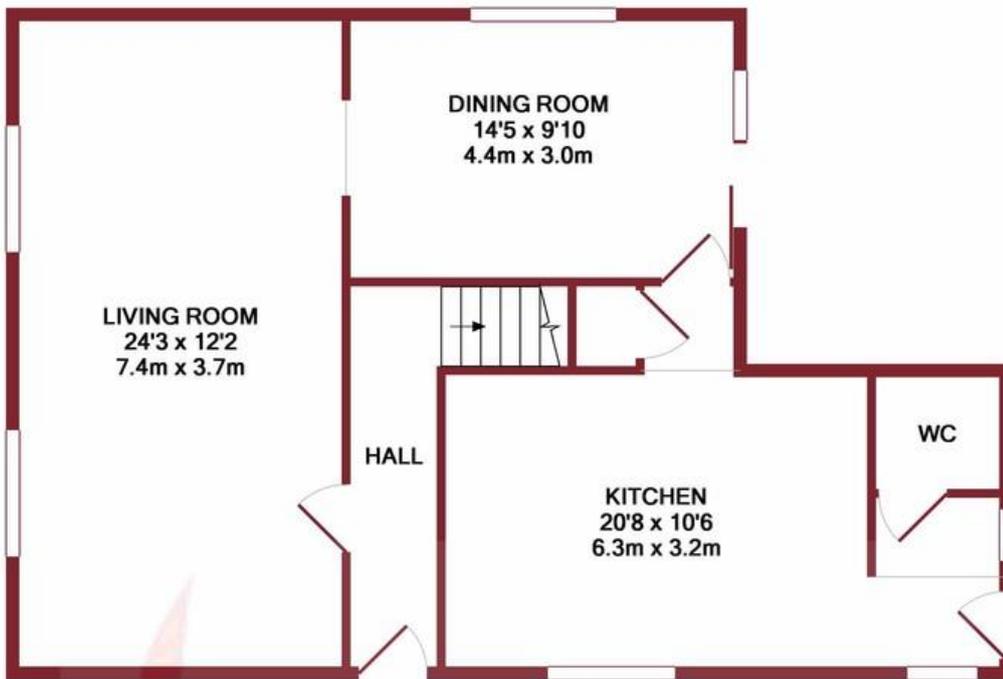
### **Viewing**

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

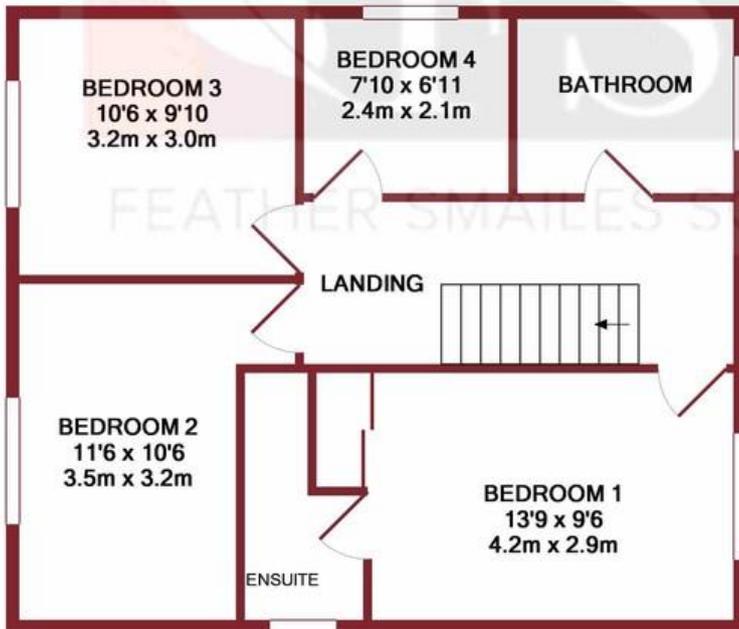
### **Details Produced**

11 January 2022





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1430 SQ.FT. (132.8 SQ.M.)  
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