

Apartment 2, 35 Ripon Road  
Harrogate, HG1 2JL



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**£1,050 pcm**

EPC Rating C

### **Description**

An absolutely stunning two bedroom, two bathroom, ground floor apartment located within this beautifully maintained Victorian building. The apartment has been neutrally decorated throughout in a contemporary colour scheme, is equipped with gas central heating and double glazing, there are two quality bathrooms along with a feature living dining room plus excellent storage space. The communal hallways are beautifully maintained. There is private off-street parking accessed via a security gate. An internal inspection should be conducted to fully appreciate the quality of this apartment.

### **Location**

Located just to the north of Harrogate town centre and therefore readily accessible on foot to the local shops, restaurants, amenities, bus and rail links to Leeds York and beyond, including London utilising the regular Azuma train service.

### **Available**

21st May 2021

### **Unfurnished**

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

### **Rental Terms**

£1,050 pcm excluding utilities. Deposit £1,210

### **Directions**

In Harrogate town centre proceed down Parliament Street staying in the middle lane. At the traffic lights continue onto Ripon Road. Go over the brow of the hill after the Majestic Hotel and keeping going down and the property is on the left hand side before the lights at Oakdale Avenue.

### **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 without the Landlord's consent.
4. If consent is granted by the landlord for a pet, the rent will increase to £1,090 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 C 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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. For transparency, tenants are advised the Landlord lives in the same building.
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**

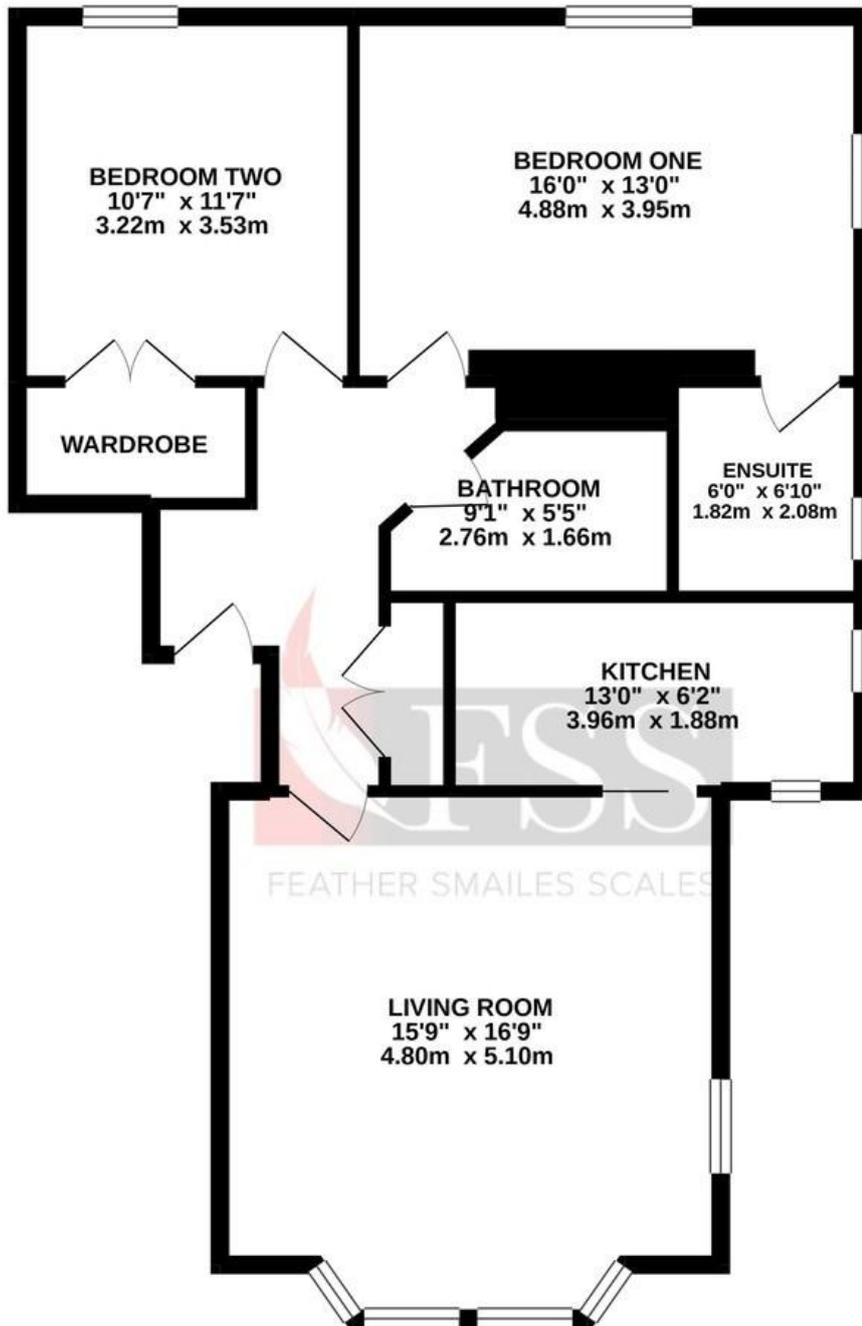
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

### **Details Produced**

16 April 2021



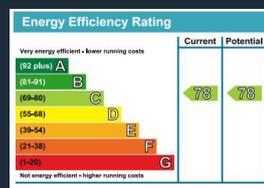
**GROUND FLOOR**  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

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**01423 501211**

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