

Apartment 2, 1 York Road
Harrogate, HG1 2QA



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£950 pcm

EPC Rating E

Description

Set within this impressive Victorian building is this two double bed roomed ground and lower ground floor apartment. Equipped with underfloor heating, the newly decorated accommodation has a modern living kitchen, small utility cupboard and two stunning bathrooms - one of which is ensuite to the main bedroom. There is an off-street parking space along with resident street parking.

Location

Part of this Victorian semi detached property, all in the ownership of the same landlord, is located almost adjacent to Harrogate's famous Old Swan hotel and is within 5 minutes walking distance of Harrogate town centre with its variety of quality shops and amenities, the Valley Gardens and the Stray are readily accessible. Harrogate railway station is ideally placed for the commuter.

Available

NOW

Unfurnished

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

Rental Terms

£950 pcm excluding utilities. Deposit £1095

Directions

From West Park in Harrogate town centre turn left down Montpellier Hill. At the roundabout take the second exit into Royal Parade. If front of the Valley Gardens turn right into Crescent Road and sharp left into Swan Road. York Road is the second on the left.

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 £985 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 has not yet been banded 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

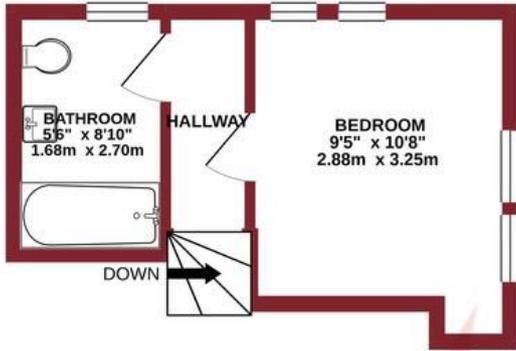
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

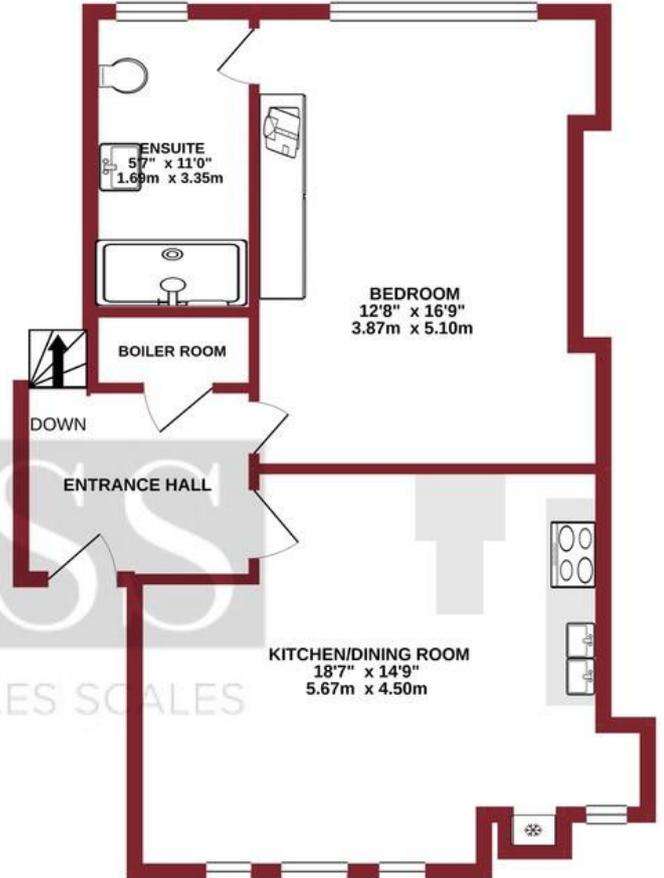
6 May 2021



BASEMENT
178 sq.ft. (16.5 sq.m.) approx.



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.1 sq.m.) approx.
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