

Apartment 3, 1 York Road, Harrogate,  
HG1 2QA



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**£795 pcm**

EPC Rating E

### **Description**

Set within an impressive Victorian building in this superb location, is a most fabulous modern first floor apartment. Neutrally decorated the accommodation boasts modern living kitchen, small utility cupboard, good size double bedroom with dressing area and wardrobes and a luxury shower room. A huge benefit is an off street parking space along with resident street permit parking. The apartment has electric heating.

### **Location**

Part of a 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.

### **Unfurnished**

Floor and window coverings, cooker, washer/dryer and dishwasher included.

### **Directions**

From West Park in Harrogate town centre turn left down Montpellier Hill. At the roundabout take the second exit into Royal Parade. In 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 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 B 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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**

10th June 2023

### **Viewing**

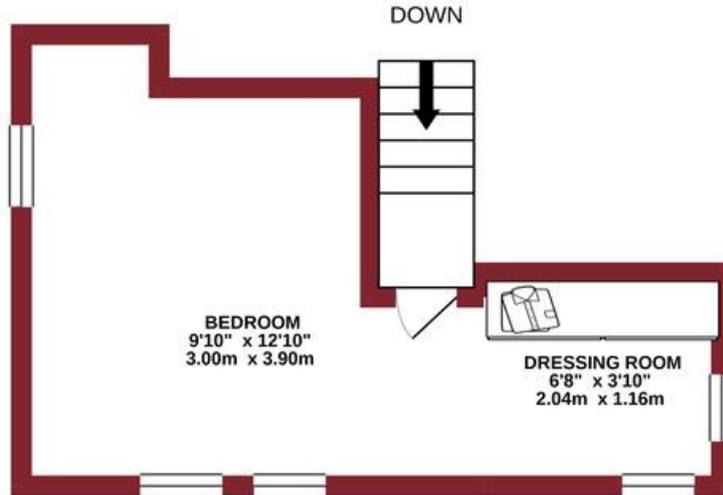
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

### **Details Produced**

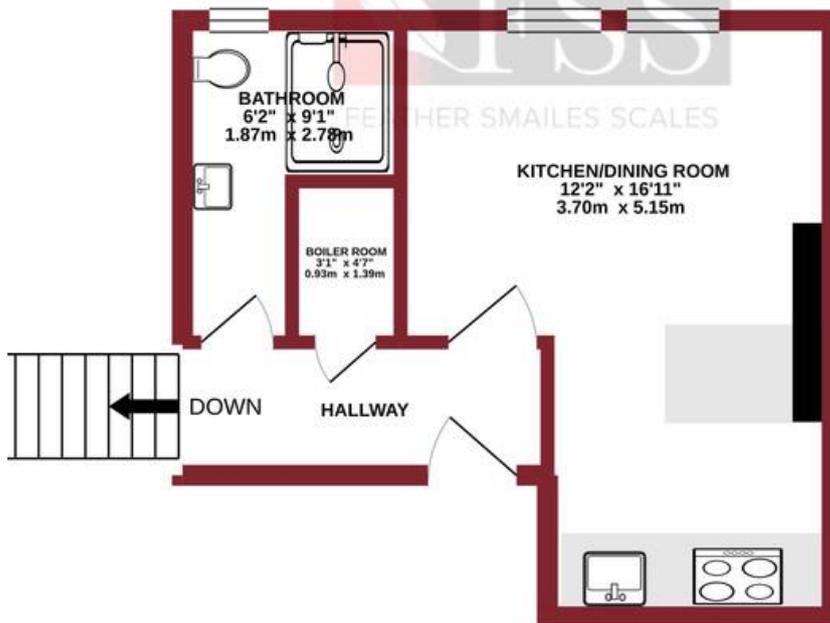
27 April 2023



**BASEMENT**  
174 sq.ft. (16.2 sq.m.) approx.

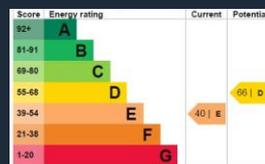


**GROUND FLOOR**  
263 sq.ft. (24.4 sq.m.) approx.



**TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.**

**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4: VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



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