

10 Kingsway Drive, Harrogate, HG1 5NJ



 2  3  1

£1,450 pcm

EPC Rating C

Description

A well-presented 3 bedroomed semi detached house. The accommodation has two generous sized reception rooms, kitchen, bathroom with underfloor heating and shower over bath. Outside there is driveway parking, large storage shed with electric, plus gardens maintained at landlords expense. The property has UPVC double glazing throughout and gas fired central heating.

Location

Situated within the town centre, close to local schools, excellent shops, restaurants and within walking distance of the bus and railway stations, with regular services to York, Leeds and beyond.

Unfurnished

Floor and window coverings, cooker and dishwasher are included. There is a fridge/freezer and washing machine in the property, however, the landlord is not responsible for the repair of these items.

Directions

In Harrogate town centre turn left over Station Bridge. At the roundabout take the first exit onto East Parade. Continue and turn right onto Park View. Continue to the end of the road and Kingsway Drive is on the right 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. Pets by Landlord's consent. Sorry, no smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £1,490 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 the landlord.
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

£1,450 pcm excluding utilities. Deposit £1,670

Available

11th November 2022

Viewing

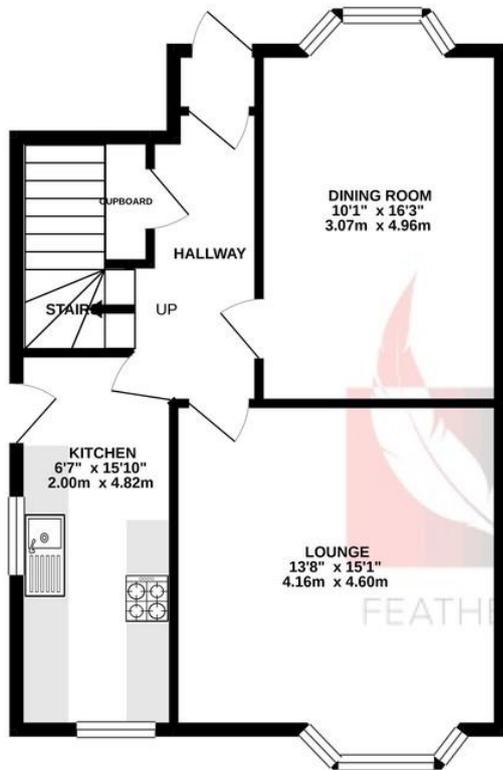
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

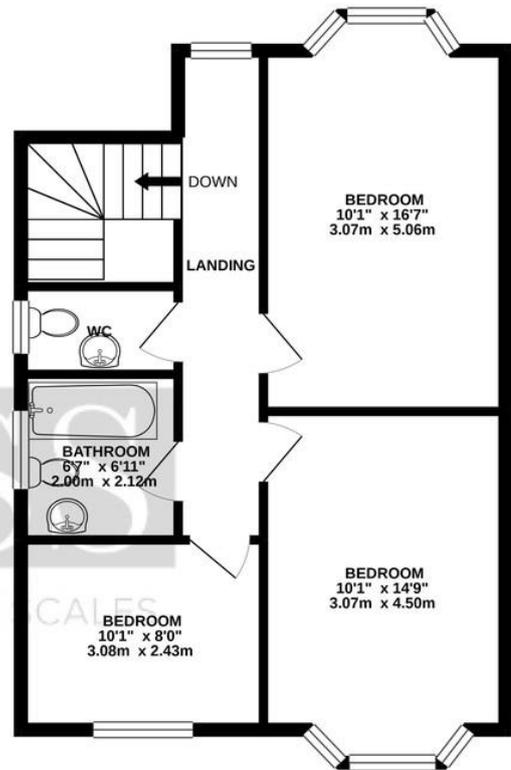
12 October 2022



GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

Made with Metropix ©2020

IMPORTANT NOTICE: 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smalles 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 Smalles 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 Smalles & 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.



01423 501211

www.fssproperty.co.uk

ResLetsDept@fssproperty.co.uk

8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE