

33 Main Avenue, Shaws Trailer Park,
Knaresborough Road, HG2 7NL



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£630 pcm

EPC Exempt

Description

A lovely 2 bedroom static home, located on an attractive well managed and maintained park for the over 45' only. Benefitting from having neutral decorations, the accommodation has a modern kitchen and appliances, generous sized living room and bathroom with shower over bath. The property has Calor gas central heating and double glazing. There are lawned gardens along with a parking space.

Location

Situated just off Knaresborough Road with good access to local shopping amenities, transport links to Harrogate and within 400m of Starbeck railway station providing easy links to Leeds, York and beyond.

Unfurnished

Floor coverings, cooker, refrigerator, freezer and washing machine included.

Directions

From Station Parade in Harrogate town centre continue to the junction and turn left into York Place. At The Empress roundabout take the second exit into Knaresborough Road. Continue and Shaws Trailer Park 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. 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 A 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.
11. Tenants must be over 45 years old.
12. Tenants will be required to pay in advance for 2 calor gas cannisters at a cost of £150.00 for the two.

Rental Terms

£630 pcm excluding utilities. Deposit £725

Available

20th December 2022

Viewing

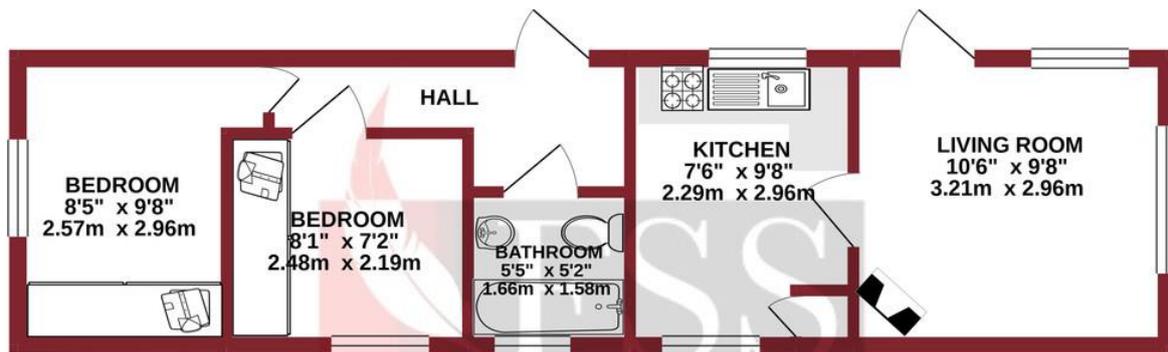
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

2 November 2022



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 372 sq.ft. (34.6 sq.m.) approx.
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**EPC
EXEMPT**

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