

Studio 4, 33 Cold Bath Road,
Harrogate, HG2 0NL



£615 pcm

EPC Rating E

Description

We are delighted to offer this recently modernised, neutrally carpeted, decorated and furnished studio room. The studio includes bed, wardrobe, chest of drawers, bedside cabinet and chair. Studio 4 has a self-contained ensuite shower room. The property is double glazed and is equipped with electric radiator. Studio 4 shares a kitchen and has access to ovens, hobs, its own refrigerator and storage cupboard. There are 3 washing machines provided for the occupants' use, the cost of which is £1.00 per cycle via a meter. All electricity, council tax, broadband and water charges are included in the rent and thus paid by the Landlord. The communal areas are maintained at the landlords expense. Note: The studios are available for single occupancy only, therefore only one person will be included within the tenancy and be allowed to occupy each studio.

Location

Situated on this popular road served by some good quality bars, restaurants and independent shopping, also being within access of the town centre, with additional amenities, rail and transport links.

Furnished

Carpets, blinds, bed, wardrobe, chest of drawers, bedside cabinet and chair. Private fridge and shared use of ovens and hobs.

Directions

From West Park in Harrogate town centre turn left down Montpellier Hill. At the roundabout take the first exit into Cold Bath Road. Continue and the property is on the left 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. Council Tax is included in the rent.
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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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. The studio is for single occupancy only, therefore only one person will be included within the tenancy and be allowed to occupy each studio.
12. Following the initial tenancy commencement future rent will become payable on the 1st day of each month. i.e., if your tenancy commences between the 1st and 15th of the month you will pay a proportion of the remaining days to the end of the month and then a standing order from the 1st of the following month. If your tenancy commences after the 15th of the month you will be invoiced for the remaining number of days of that month plus the next full month.

Rental Terms

£615 pcm excluding utilities. Deposit £705

Available

25th June 2022

Viewing

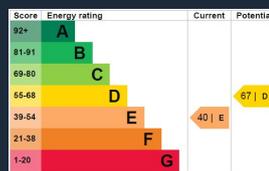
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

27 May 2022



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