



£600 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 5 is a double room with access to a private shower room. The property is double glazed and is equipped with electric radiator. Studio 5 shares a kitchen and has access to an oven, hob, 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 use of an oven and hob.

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. Broadband is included in the rent and supplied by "Landlord "Broadband"
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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 the 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

£600 pcm excluding utilities. Deposit £690

Available

16th May 2022

Viewing

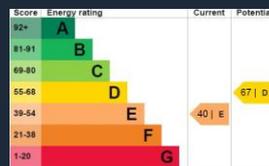
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

28 March 2022



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.



01423 501211
www.fssproperty.co.uk
 8 Raglan Street, Harrogate,
 North Yorkshire, HG1 1LE

