

Apartment 2, 42 East Parade,
Harrogate, HG1 5LT



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£750 pcm

EPC Rating E

Description

A recently modernised two bedroom ground and lower ground duplex apartment. The property has recently been newly carpeted and decorated, is equipped with gas central heating and partial uPVC double glazing. There is a quality bathroom with shower over bath and the main feature is the spacious high ceiling and living dining kitchen.

Location

The town centre is within level walking distance, the bus and railway stations are easily accessible as our Harrogate's excellent range of bars, restaurants and shopping amenities.

Available

Now

Unfurnished

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

Rental Terms

£750 pcm excluding utilities. Deposit £865

Directions

From Station Parade in Harrogate town centre turn left over Station Bridge. At the roundabout in front of The Odeon take the first exit into East Parade.

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 pets and no smokers without the Landlord's consent.
4. If consent is granted by the landlord for a pet, the rent will increase to £785 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 B 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 Feather Smailes Scales LLP.
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.

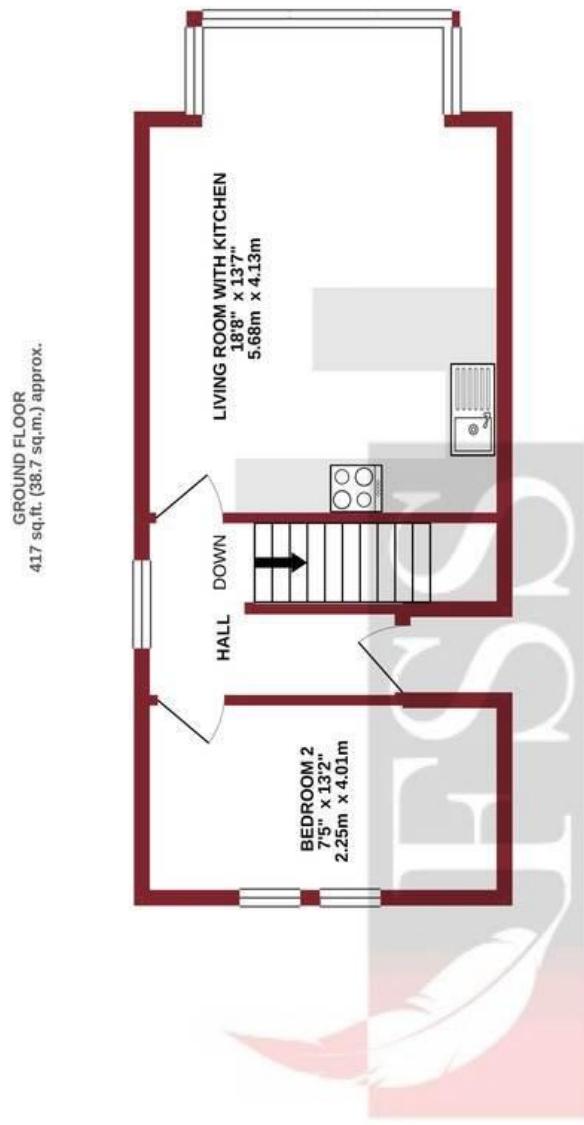
Viewing

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

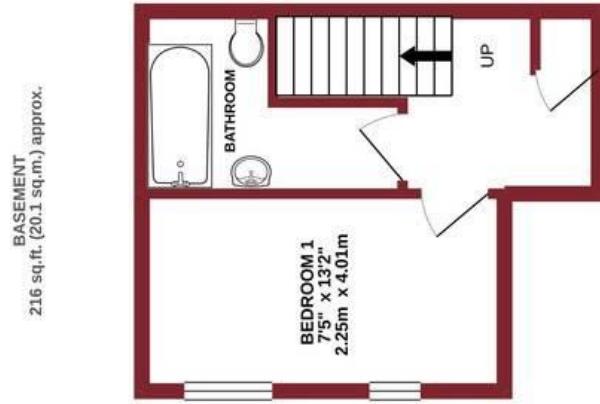
Details Produced

27 May 2021





FEATHER SMALES SCALES



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