

39 Almsford Drive,
Harrogate, HG2 8EN



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£1,000 pcm

EPC Rating D

Description

A most spacious two double bedroom traditional semidetached bungalow in this great location. Benefiting from neutral decorations and floorcoverings the accommodation has a good size lounge, generous new dining kitchen with the added benefit of a conservatory to the rear overlooking the gardens. There is bathroom with separate shower. Outside there is driveway parking, single garage along with large enclosed gardens. The property has gas-fired central heating and double glazing.

Location

Almsford Drive is situated on the much sought after south side of Harrogate. There are excellent amenities nearby including a good selection of shops on the Leeds Road including M & S food hall. The popular schools for all ages are within a short distance and for the commuter there is easy road access onto the A61 Leeds Road along with Hornbeam rail station which is within walking distance.

Available

NOW

Unfurnished

Floor and window coverings, cooker included.

Rental Terms

£1,000 pcm excluding utilities. Deposit £1,150

Directions

In Harrogate town centre proceed up Station Parade. At the traffic lights turn right into York Place. At the Prince of Wales roundabout take the first exit onto Leeds Road. Continue up here and straight across the next roundabout. Continue along and at the traffic lights at M&S food hall go straight on and then take the first left onto Beech Avenue. Go to the bottom of here and this becomes Almsford Drive. Property can be found along 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 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 £1,040 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 C 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

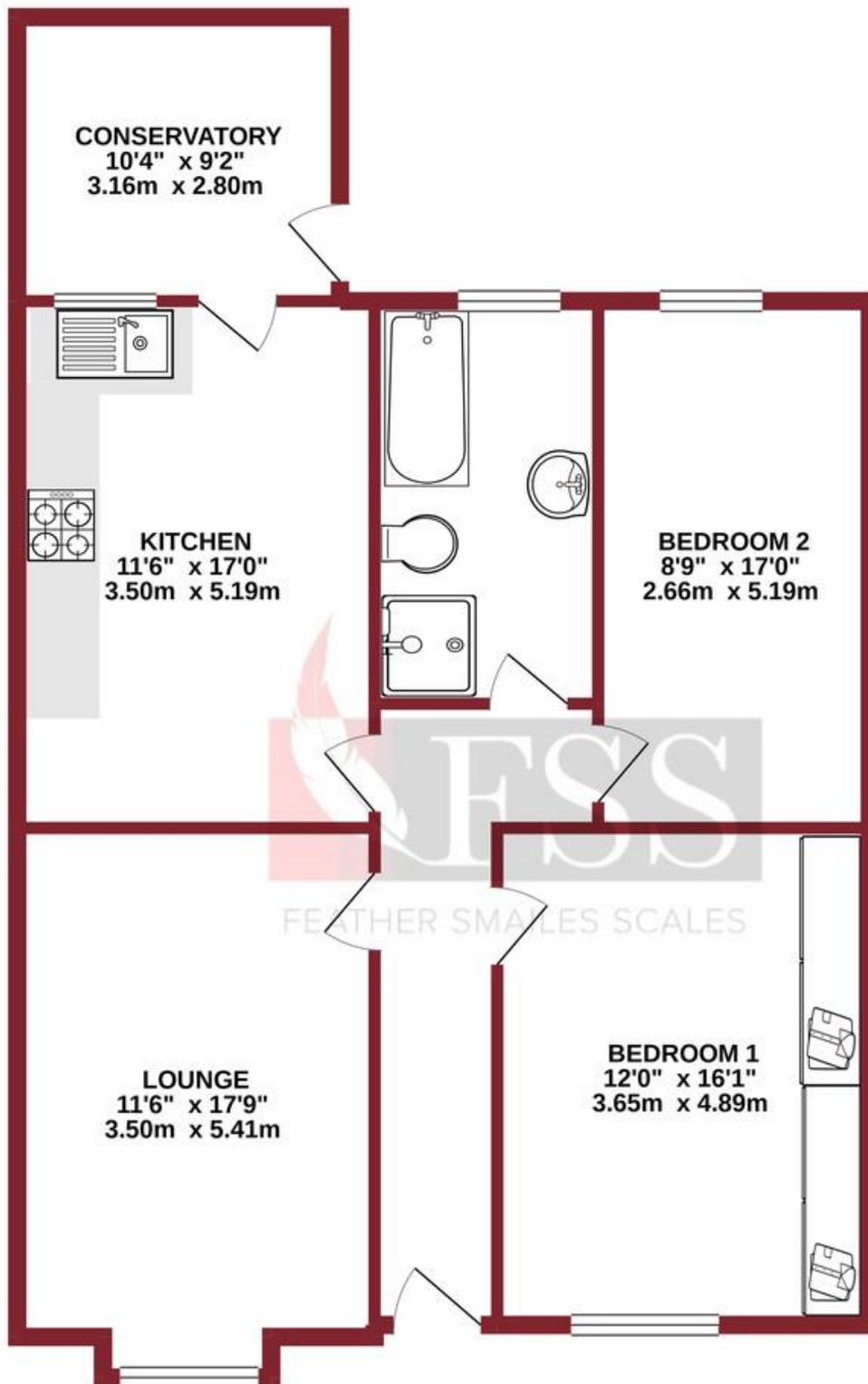
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

22 September 2021



GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



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