

3 Forest Avenue, Harrogate, HG2 7JJ



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£1,095 pcm

EPC Rating D

Description

An immaculately presented three bedroom terrace house in this convenient location. Benefiting from having modern decorations and carpets, the accommodation which is arranged over three floors has a sitting room, separate dining room, modern kitchen and luxury bathroom with bath and separate large walk-in shower. There is gas fired central heating system and UPVC double glazing throughout. Outside there are attractive courtyard style gardens to both front and rear. Parking is on street. Inspection of this fabulous home is recommended.

Location

Forest Avenue is situated just off the High Street in Starbeck therefore ideally placed for all the amenities it has to offer. Starbeck train station is also nearby for the main Leeds to York line. There is also a regular bus service for access to Harrogate town centre and Knaresborough. Local schools are also within a short distance along with open parkland.

Unfurnished

Floor and window coverings, cooker, fridge/freezer included.

Directions

From Station Parade proceed to the traffic lights adjoining York Place and turn left. At the Empress Roundabout, go straight over onto the Knaresborough Road, cross the train line and Forest Avenue 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. Pets by Landlord's consent. Sorry, no smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £1,135 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 the landlord.
11. The Landlord is a member of the My Deposits scheme and the security deposit paid by the tenant will be held in the scheme under the terms of the contract.

Rental Terms

£1,095 pcm excluding utilities. Deposit £1,260

Available

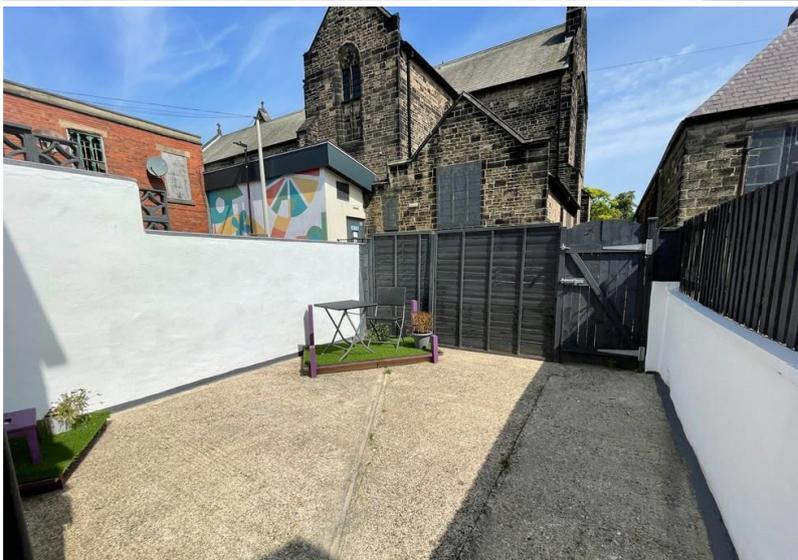
Available 13 May 2023

Viewing

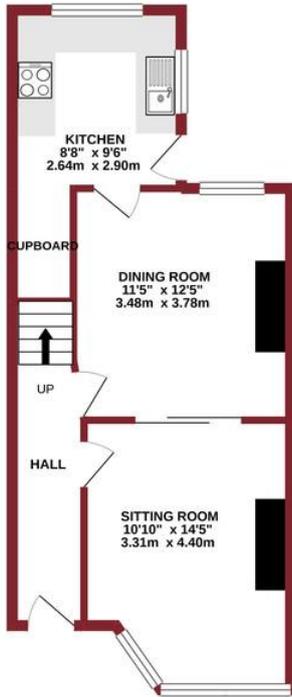
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

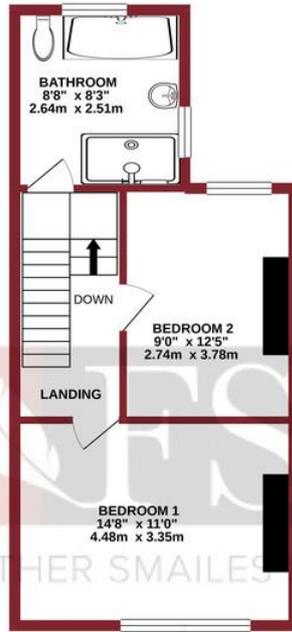
13 April 2023



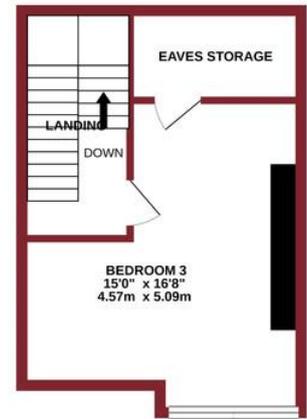
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 sq.m.) approx.

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