

63 Buttersyke Way, Pannal,  
Harrogate, HG3 1GB



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**£1,200 pcm**

EPC Rating B

## Description

A rare opportunity to rent a brand-new semi-detached home on this fabulous development. Finished to a very high standard the accommodation has a modern high-gloss fitted dining kitchen with appliances and good size living room with French doors leading to the rear garden, there is also a ground floor cloakroom. To the first floor there are three bedrooms and two bathrooms with bedroom one having a luxury en-suite shower and the house bathroom has a shower over the bath. There is also plentiful built in storage within the property including wardrobes to 2 of the bedrooms. Outside there are two allocated off street parking spaces, along with lawn and patio gardens. The property has double glazing and gas fired central heating. An inspection is recommended.

## Location

The property forms part of Jubilee Park, a new residential development in the village of Pannal. The village has amenities including small supermarket and excellent pre-school and primary school. The location is ideal for the commuter as there is easy road access out onto the A61 Leeds Road and bypass and also Pannal rail station is within walking distance serving the main Leeds to York line.

## Available

NOW

## Unfurnished

Floor and window coverings, cooker, refrigerator, freezer, washer/dryer and dishwasher included.

## Rental Terms

£1,200 pcm excluding utilities. Deposit £1,380

## Directions

Take the A61 Leeds Road out of Harrogate. As you reach the traffic lights at Pannal continue straight on past the BMW garage. At the next small roundabout take a right turn into the development. Go down the hill and take the first left and then first right onto Buttersyke Way Follow this down to the end then turn right and then left and the property 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. 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 £1,240
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 has not yet been banded 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. Feather Smiles 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

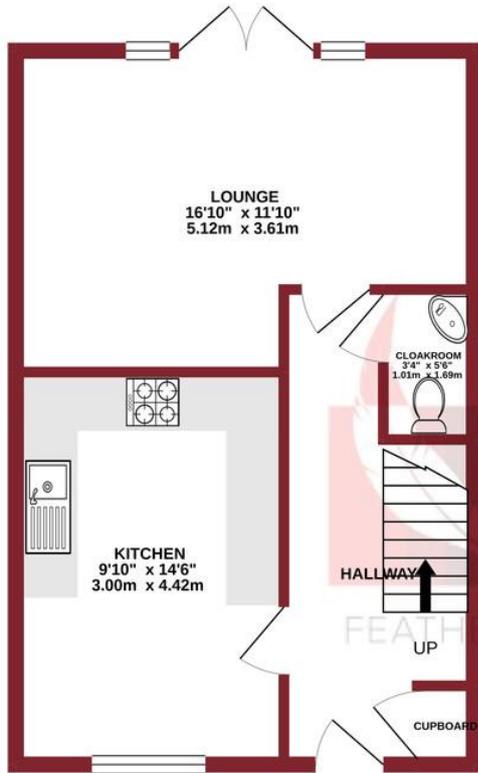
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

## Details Produced

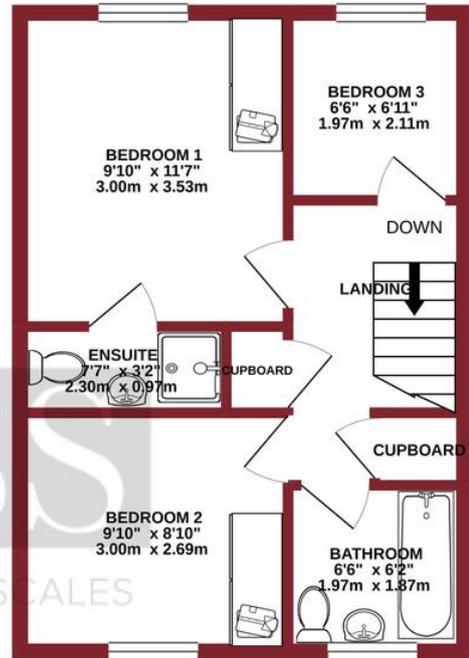
14 October 2021



**GROUND FLOOR**  
442 sq.ft. (41.1 sq.m.) approx.



**1ST FLOOR**  
384 sq.ft. (35.7 sq.m.) approx.



**TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.**  
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**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.



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