

64 Hartwith Drive, Harrogate,
HG3 2UY



 1  2  1

£850 pcm

EPC Rating C

Description

A well-presented, modern 2 bedroomed end terrace house, with bright modern fitted kitchen and bathroom with shower over bath and private patio garden to the rear. The property has been newly decorated and carpeted throughout and benefits from double glazing and gas fired central heating. There is also a parking bay to the rear.

Location

Situated in the popular Jennyfield area to the north side of the town centre, close to open countryside and having shops, the Harrogate Leisure & Wellness Centre swimming pool and gym nearby, plus an excellent bus service to the town centre.

Unfurnished

Floor and window coverings and cooker included.

Directions

Leaving Harrogate via the A61 Ripon Road pass the Cairn Hotel on your left hand side and proceed to the bottom of the hill. At the traffic lights turn left onto Jenny Field Drive and take the second left and turn onto Hartwith Drive and the property is further along 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.
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. We have been advised by North Yorkshire Council that the property is in Band B for the purpose of Council Tax.
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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 the landlord.
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.

Rental Terms

£850 pcm excluding utilities. Deposit £980

Available

Within 2 weeks of receiving an application.

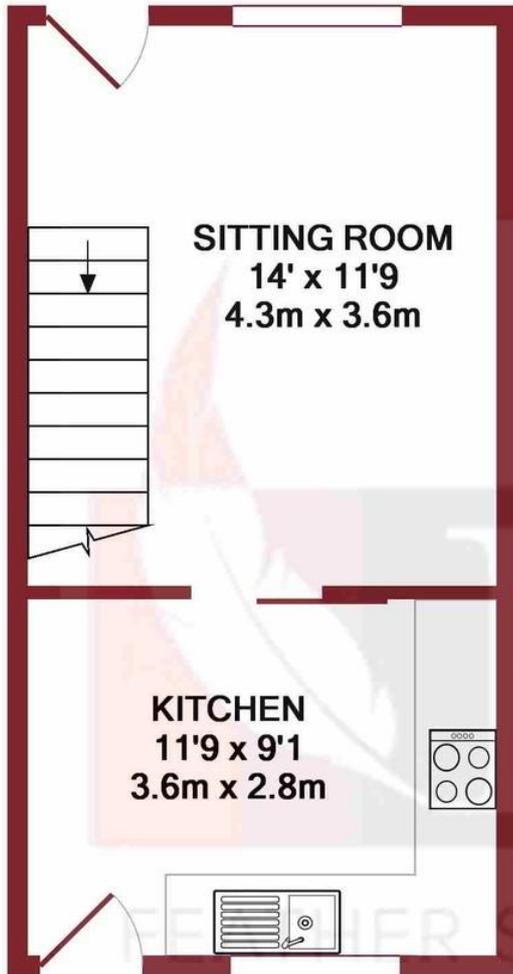
Viewing

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

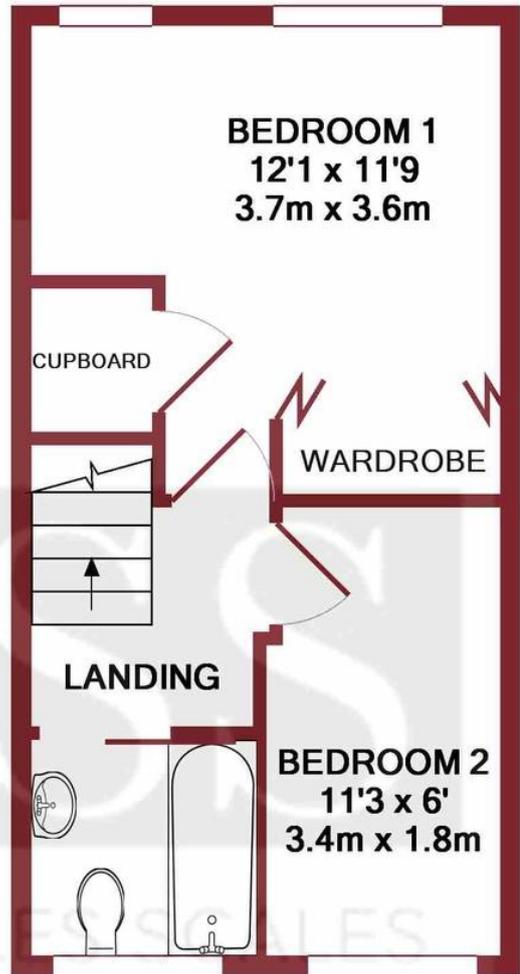
Details Produced

15 August 2023





GROUND FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.5 SQ.M.)

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