

3 Manor Court, 3 Clarence Drive,  
Harrogate, HG1 2QE



 3  3  3

**£1,850 pcm**

EPC Rating D

### **Description**

Set within this attractive Victorian building and grounds, in a very much sought-after part of Harrogate, is this 1st floor apartment. The accommodation briefly comprises of large entrance hall, spacious lounge, formal dining room and modern breakfast kitchen. There is also a useful study or snug room with built-in furniture. There are three bedrooms - two of which have en suite facilities and there is a separate house shower room. To the outside there is a balcony and allocated parking for 2 cars accessed via electric gates. The property also benefits from double glazing throughout and gas fired central heating.

### **Location**

Clarence Drive is situated in the most desirable and sought-after Duchy area of Harrogate. The town centre with all its amenities including a great selection of cafés bars restaurants and retail are all within walking distance and having the famous Valley Gardens also nearby.

### **Available**

NOW

### **Unfurnished**

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

### **Rental Terms**

£1,850 pcm excluding utilities. Deposit £2,130

### **Directions**

From West Park in Harrogate town centre proceed down Parliament Street in the left hand lane. At the traffic lights at the bottom of the hill continue straight on into Ripon Road. Continue and turn left into Duchy Road. Continue and take the first left into Clarence Drive. Continue to the end and the property is on the right hand side with black metal electric gates.

### **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 £1,890 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 G 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

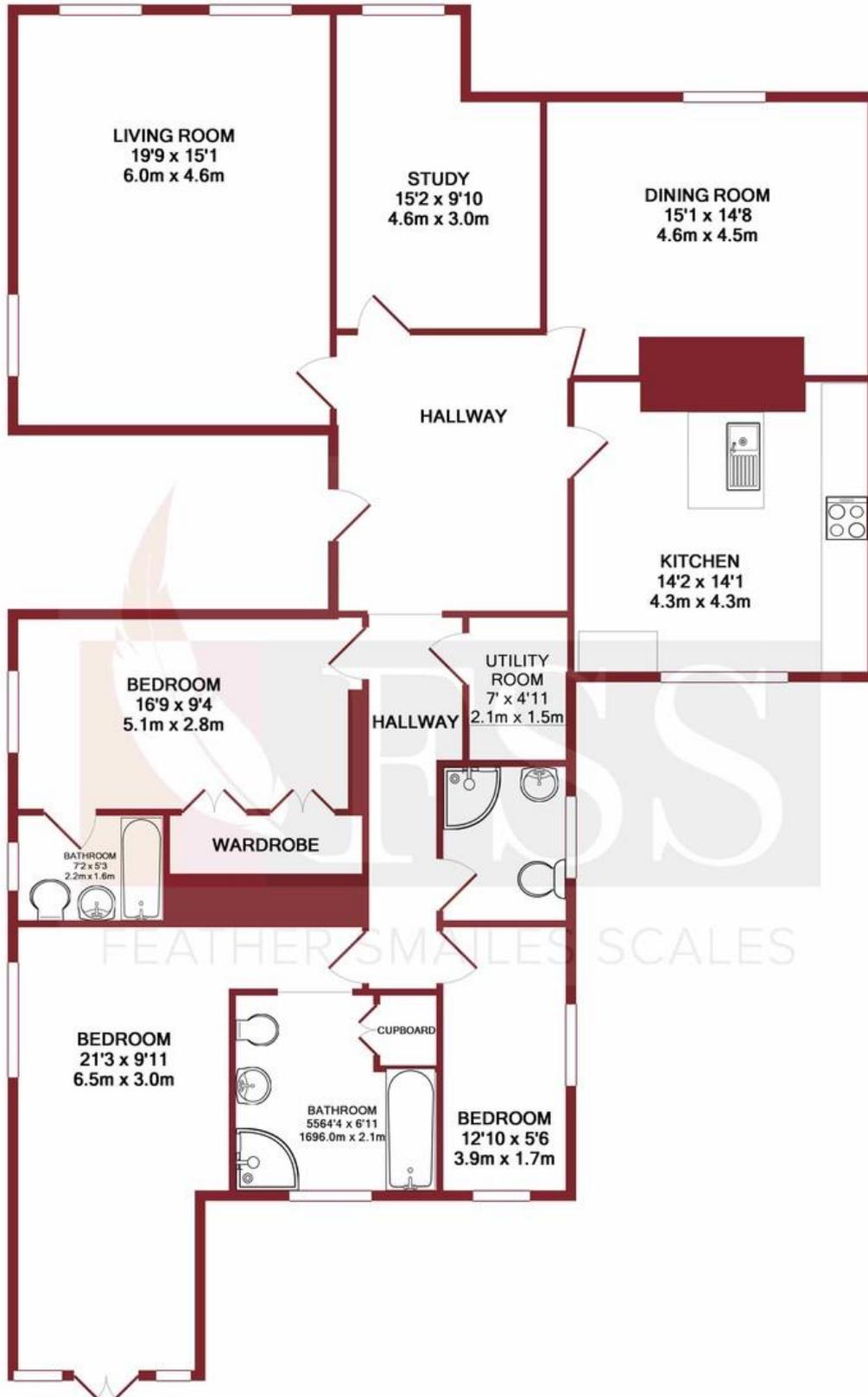
### **Viewing**

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**

10 September 2021





TOTAL APPROX. FLOOR AREA 1713 SQ.FT. (159.2 SQ.M.)  
Made with Metropix ©2016

**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.



**01423 501211**  
www.fssproperty.co.uk  
Res Lets Dept@fssproperty.co.uk  
8 Raglan Street, Harrogate,  
North Yorkshire, HG1 1LE