

4 Knox Grove, Harrogate, HG1 3JH



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**£850 pcm**

EPC Rating D

### Description

A well presented and maintained two bedroom semi detached bungalow, which occupies a pleasant position overlooking an open green in this popular residential area. The property has the benefit of gas fired central heating and sealed unit double glazing. The accommodation briefly comprises entrance hall, sitting room with door opening out onto the front garden, kitchen with breakfast bar, 2 bedrooms - both with fitted wardrobes and bathroom. There are lawned gardens to both the front and rear, ample driveway parking and a single garage.

### Location

Knox Grove is situated in the Bilton area of Harrogate which supports a good range of amenities catering for most daily needs. The town centre is only a short distance away as is the open countryside surrounding the town. There is a good regular bus service into and out of the town.

### Available

NOW

### Unfurnished

Floor and window coverings and cooker included.

### Rental Terms

£850 pcm excluding utilities. Deposit £980

### 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 to the roundabout and turn right into Skipton Road. Continue up the hill and turn left into Knox Avenue and Knox Grove is the third on the right.

### 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 £885 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

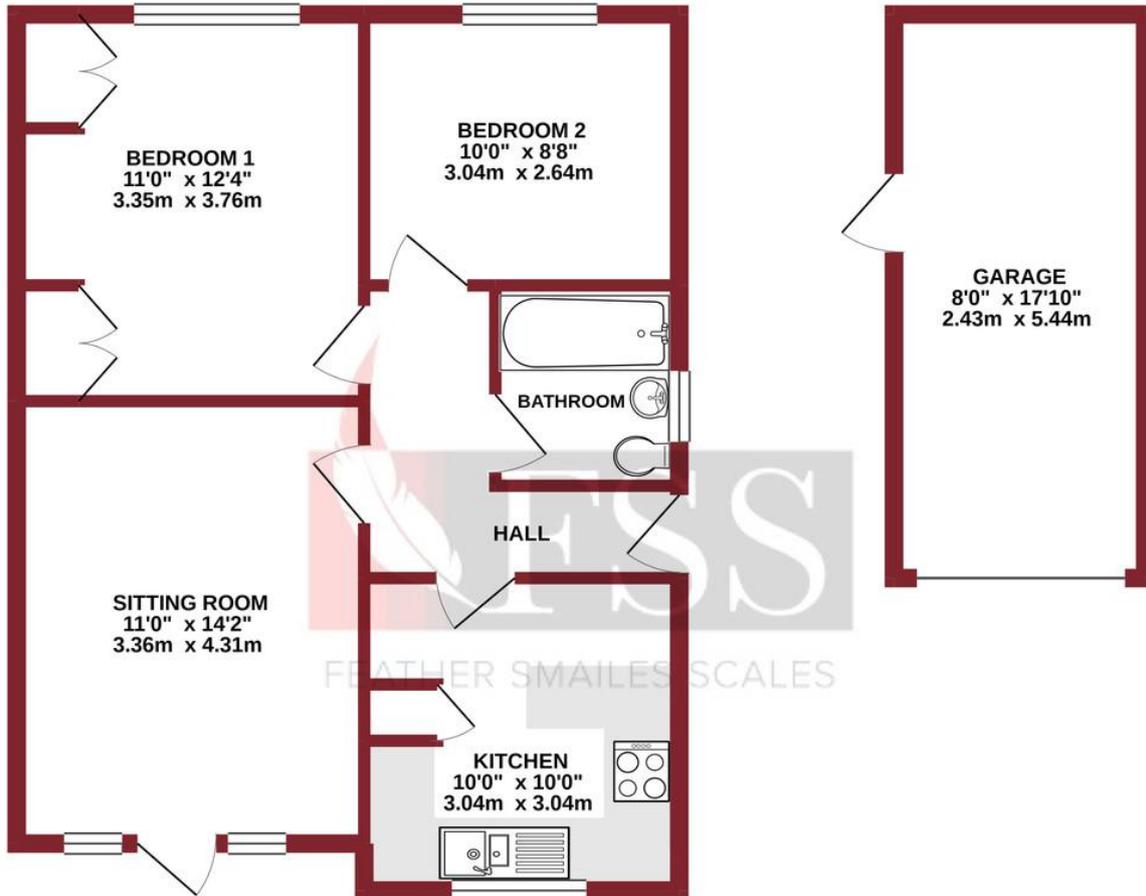
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

### Details Produced

29 October 2021



**GROUND FLOOR**  
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.  
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