

7 Parliament Terrace, Harrogate,
HG1 2QY



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£1,095 pcm

EPC Rating D

Description

A most spacious and immaculately presented mid terraced house in this fabulous town centre location. Benefiting from having decorations and floorcoverings in modern shades, the accommodation, which is arranged over three floors, has attractive sitting room with feature stone wall, dining kitchen, three double bedrooms and superb spacious bathroom with bath and separate large shower. There is also a good sized storage cellar. Outside there is a useful rear patio area. The property has gas fired central heating and double glazing. SORRY, NO PETS OR SHARERS

Location

Situated in the heart of Harrogate town centre in a tucked away residential street, just off Parliament Street in Harrogate, therefore, close to excellent shopping amenities, restaurants and good transport links via road and rail.

Unfurnished

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

Directions

From Parliament Street in Harrogate town centre, go past Betty's Tearooms and Parliament Terrace is on the left 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 sharers, pets or 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 the Harrogate Borough 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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

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

Available

23rd March 2023

Viewing

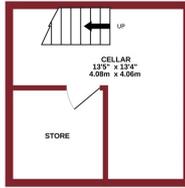
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

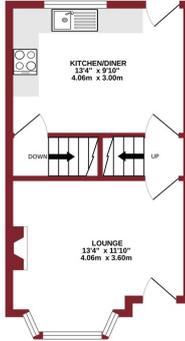
13 February 2023



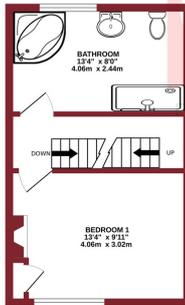
CELLAR
178 sq.ft. (16.6 sq.m.) approx.



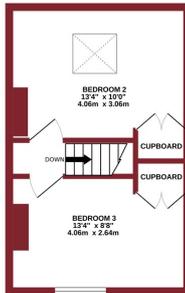
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



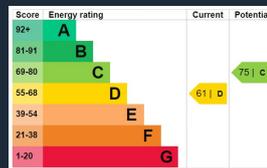
2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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 Smailes 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 Smailes 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 Smailes & 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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