

179 Hookstone Chase,  
Harrogate, HG2 7DD



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**£1,500 pcm**

EPC Rating B

### **Description**

A stunning and immaculately presented three bedroom, three bathroom semidetached townhouse in this popular location. The spacious flexible accommodation, which is arranged over three floors, benefits from a fabulous modern fitted dining kitchen with high-gloss furniture and integrated appliances with ceramic tile flooring and doors leading to the spacious sitting room. The lounge has bi-folding doors leading to the terrace and landscaped gardens. The bedrooms are all double and all have luxury ensuite facilities with the master having also a fitted dressing room. Outside to the front there are two allocated parking spaces and to the rear attractive low maintenance gardens. The property has gas-fired central heating, including underfloor heating to the bathrooms, and double glazing. Inspection recommended.

### **Location**

Situated within a select development of 8 private homes on the south side of Harrogate, affording good access to local shopping facilities and amenities, good schools and being close to the Starbeck railway station and Harrogate's By-pass, thus providing ease of access to Harrogate, Leeds, York and beyond.

### **Unfurnished**

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

### **Directions**

Proceed along Station Parade in Harrogate town centre. At the junction turn left into York Place. Continue to The Empress roundabout and turn right into Wetherby Road. Continue to the traffic lights at Woodlands Corner and take the second exit into Hookstone Chase. Continue down the hill and straight on at the roundabout. The property 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. Pets by Landlord's consent. Sorry, no smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £1550 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 D 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.

### **Rental Terms**

£1,500 pcm excluding utilities. Deposit £1,730

### **Available**

1<sup>st</sup> August 2022

### **Viewing**

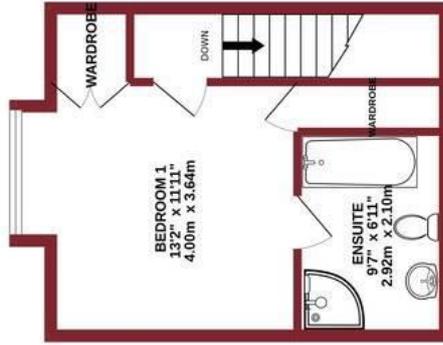
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

### **Details Produced**

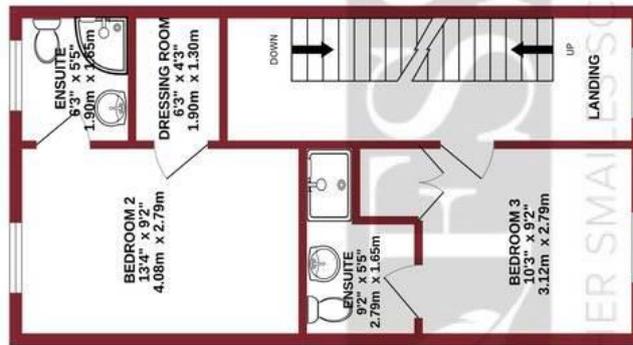
8 June 2022



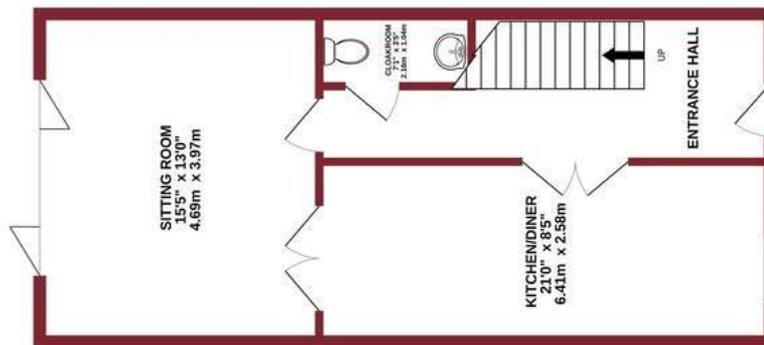
2ND FLOOR  
284 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.

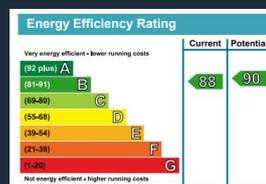


GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.5 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 Smalles 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 Smalles 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 Smalles & 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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