

16, 6th Avenue, Shaws Trailer Park  
Harrogate, HG2 7PP



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**£630 pcm**

EPC Exempt

### **Description**

A lovely one bedroom static home located on an attractive well managed and maintained park for the over 45's only. Benefiting from having neutral decorations, the accommodation has a modern kitchen with appliances, generous size living room and bathroom with shower over bath. The property has Calor gas central heating and double glazing. Outside there are lawned gardens along with a parking space.

### **Location**

Situated just off Knaresborough Road with good access to local shopping amenities, transport links to Harrogate and within 400m of Starbeck railway station providing easy links to Leeds, York and beyond.

### **Furnished**

Floor and window coverings, cooker, fridge/freezer and washing machine included. Arrangements can be made to have items of furniture removed.

### **Directions**

From Station Parade in Harrogate town centre continue to the junction and turn left into York Place. At The Empress roundabout take the second exit into Knaresborough Road. Continue and Shaws Trailer Park is 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 children and no smokers. Pets by Landlord's consent.
4. If consent is granted by the landlord for a pet, the rent will increase to £660 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 A 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.
12. Tenants will be required to pay in advance for 2 calor gas canisters at a cost of £150 for the two.

### **Rental Terms**

£630 pcm excluding utilities. Deposit £725

### **Available**

Within two weeks of application.

### **Viewing**

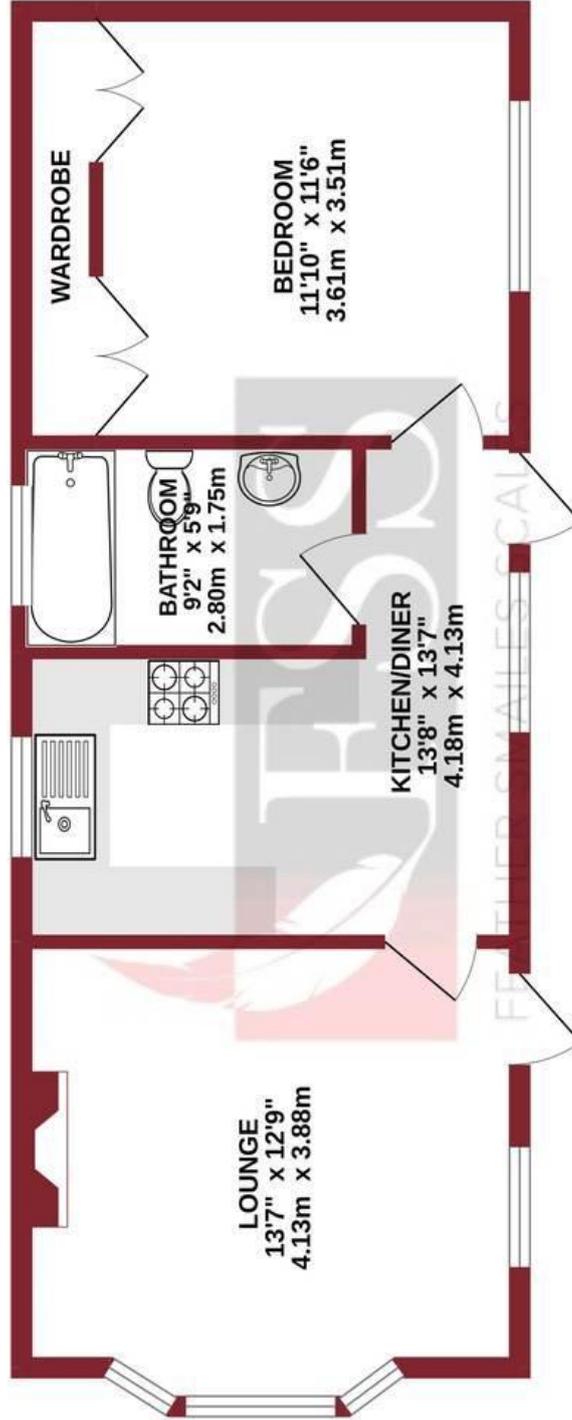
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

### **Details Produced**

05/05/2023



**GROUND FLOOR**  
**507 sq.ft. (47.1 sq.m.) approx.**



TOTAL FLOOR AREA : 507 sq.ft. (47.1 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 Smales 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 Smales 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, 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 Smales & 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.

EPC EXEMPT

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