

Flat 1, 7 South Drive, Harrogate, HG2 8AT



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**£1,150 pcm**

EPC Rating D

### **Description**

A most spacious ground floor apartment, which offers light and airy accommodation, with the added benefit of a small patio area and parking. The property retains some original features, including stained and leaded windows, fireplaces, deep moulded ceiling cornicing and picture rails. These features are combined with modern additions such as the refitted shower room and kitchen. The property has the benefit of a gas fired central heating system with new boiler and majority sealed unit double glazing. Sorry No Pets, children welcome.

The accommodation briefly comprises: Spacious reception hall, impressive sitting room with large bay window, study/store room, kitchen with integrated appliances, two double bedrooms with fitted wardrobes and shower room.

There is an area of the garden at the front which is with the property and it has one parking space.

South Drive is so conveniently placed just off the St Georges Road roundabout, with an excellent range of local amenities within easy walking distance. The Stray and town centre are easily accessed and are less than a mile away. The location is ideal for schooling with schools for all age groups within walking distance. There are also good communication links via Leeds Road and both bus and train services.

### **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. Children welcome. Sorry, no smokers or pets
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 C 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 Feather Smailes Scales LLP.
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.

### **Directions**

From Station Parade proceed to the traffic lights adjoining York Place and turn right. At the Prince of Wales roundabout turn left on to Leeds Road. At the St Georges Road roundabout take the first exit on to South Drive.

### **Rental Terms**

£1,150 pcm excluding utilities. Deposit £1,320

### **Available**

Available Now

### **Viewing**

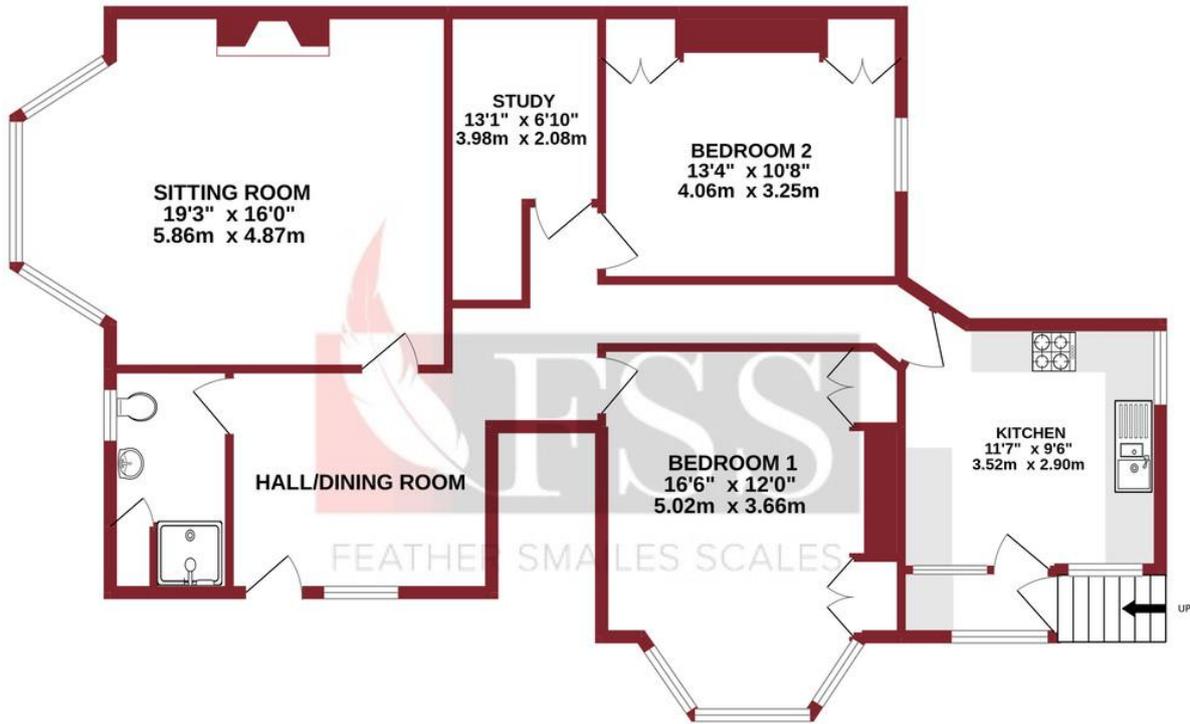
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

### **Details Produced**

24 August 2022



**GROUND FLOOR**  
1093 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.  
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