



14 St. Marys Avenue

HG2 0LP

£1,100 pcm



- 14/08/2024
- FULLY FURNISHED
- TWO BEDROOMS
- LARGE LIVING ROOM
- KITCHEN DINER
- GAS CENTRAL HEATING
- ON STREET PARKING
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

We are delighted to present this wonderful, fully furnished, two bedroom apartment off St Mary's Avenue in Harrogate. The property which is situated over the upper floors of this beautiful period building briefly comprises of two bedrooms, the larger offering useful built in storage and a spacious living room which is fully equipped as can be seen in the marketing photographs, including a sofa bed. The kitchen has been modernised in recent years and comes complete with an electric oven, gas hob, extractor hood over, dishwasher, and washing machine. There is also a contemporary SMEG freestanding fridge freezer. Finally, the shower room has been tastefully completed to allow for a walk in shower cubicle, wash hand basin and WC. Permit parking is available on the street. We strongly recommend a viewing at this property to appreciate the quality on offer.

ROOM MEASUREMENTS

Bedroom One - 14' 6" x 11' 7" (4.44m x 3.54m)

Bedroom Two - 10' 1" x 5' 6" (3.08m x 1.68m)

Living Room - 17' 6" x 13' 4" (5.35m x 4.08m)

TERMS OF TENANCY

The property is available To Let fully furnished, on an Assured Shorthold Tenancy for a minimum period of twelve months. A Security Deposit equivalent to five weeks' rent will be payable.

VIEWING ARRANGEMENTS

Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at LittlefairsPropertyCompany.co.uk

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas. Electricity, Water and Sewerage Charges and Council Tax. Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

DIRECTIONS

As your travel along Cold Bath Road from Montpellier Hill roundabout in Harrogate, turn left onto St. Marys Avenue and Number 14 is located on your left hand side.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

T: 01904 393989

E: info@LittlefairsPropertyCompany.co.uk

W: LittlefairsPropertyCompany.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements