

Flat 1, 7 Lancaster Park Road  
Harrogate, HG2 7SW



**£550 pcm**

EPC Rating D

### **Description**

A spacious, well presented and neutrally decorated ground floor flat, which comprises of a double bedroom, good sized lounge, shower room with separate WC and a fitted kitchen. Other benefits include gas fired central heating and an off-street parking space to the rear.

### **Location**

Situated close to Harrogate Hospital, within walking distance of local shops and within easy reach of Harrogate town centre, with a regular bus service close by. Also ideally located for access to Starbeck and Knaresborough.

### **Available**

24th March 2021

### **Unfurnished**

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

### **Rental Terms**

£550 pcm excluding utilities. Deposit £630

### **Council Tax**

We have been advised by the Harrogate Borough Council that the property is in Band B for the purpose of Council Tax.

### **Viewing**

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

### **Directions**

From the Empress roundabout, proceed down Knaresborough Road, take a right turn into Lancaster Park Road, and the property can be found on the left hand side.

### **Details Produced**

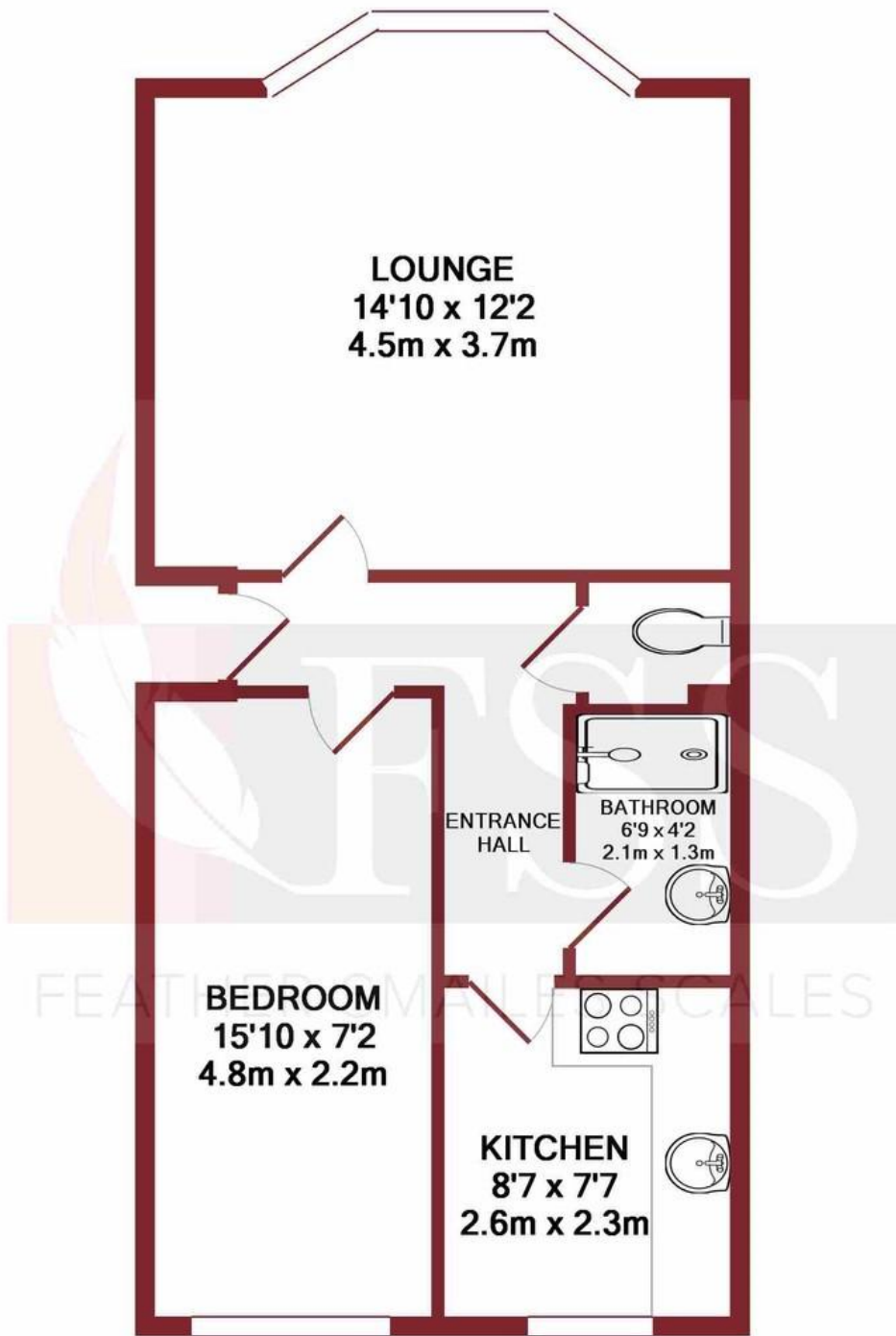
14th January 2021

### **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, no pets and no smokers without the Landlord's consent.
4. If consent is granted by the landlord for a pet, the rent will increase to £575 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. The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

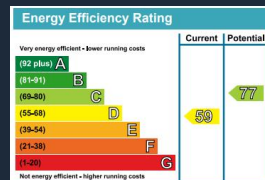






TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.0 SQ.M.)  
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**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles 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 Smiles & 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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