

Flat 4, 13 Bower Road, Harrogate,
HG1 1BB



£580 pcm

EPC Rating E

Description

A newly decorated & carpeted one double bed roomed, second floor apartment, offering modern town centre living. The accommodation, which benefits from a modern open plan living kitchen, good sized double bedroom with en-suite shower room. Other benefits include uPVC double glazing, modern electric heating and entry door intercom system.

Location

The property is situated in the heart of the town centre, having all shops, restaurants and bars within a short distance and the bus and rails stations are close by.

Available

NOW

Unfurnished

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

Rental Terms

£580 pcm excluding utilities. Deposit £670

Council Tax

We have been advised by the Harrogate Borough Council that the property is in Band A 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 bottom of Station Parade turn left onto Bower Road, where the property is located on the right hand side.

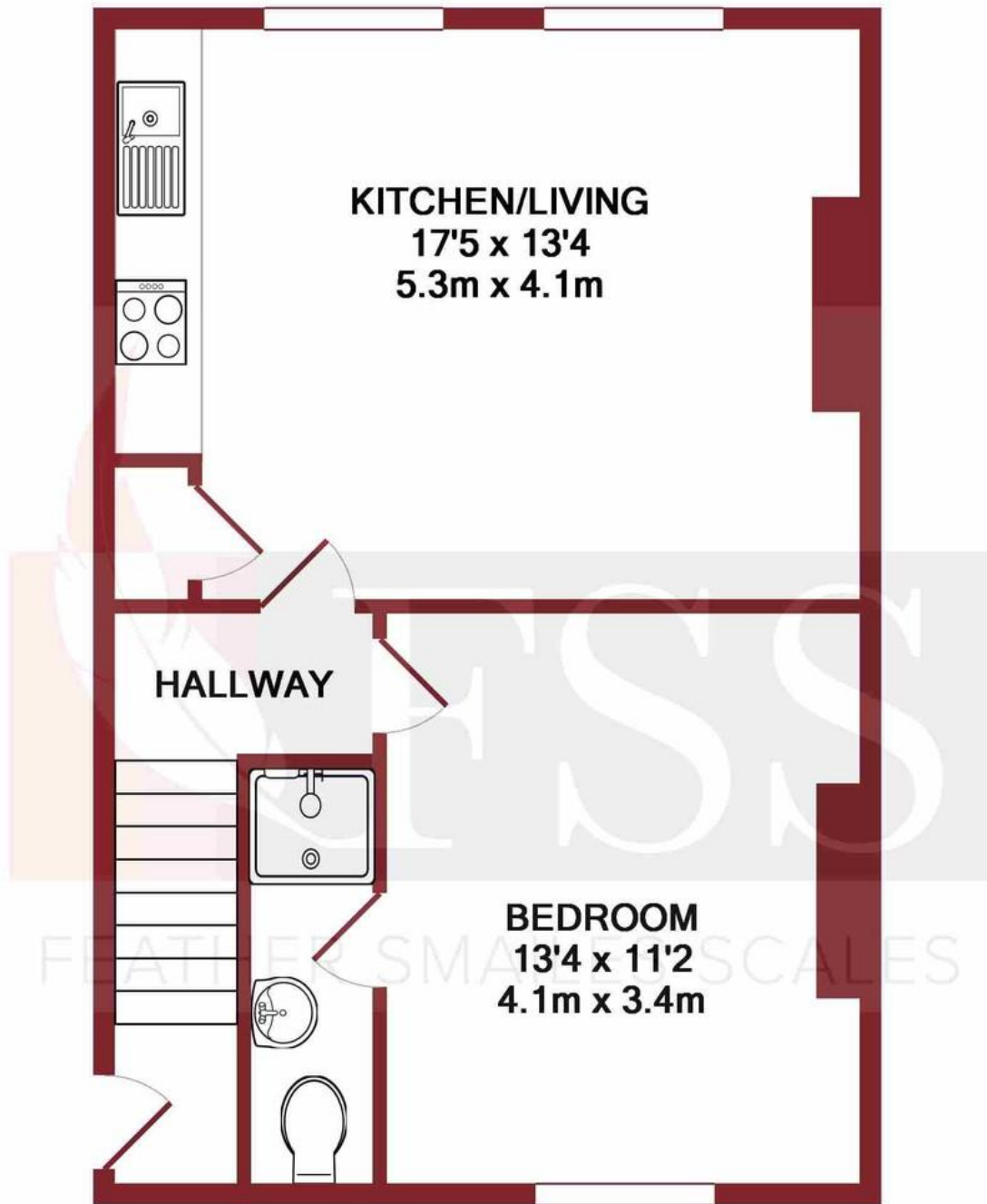
Details Produced

16 February 2021

Brief Terms

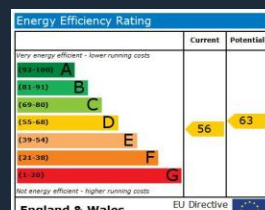
- 1.To be let on an Assured Shorthold tenancy for an initial term of 12 months.
- 2.References will be obtained using a credit reference agency.
- 3.Sorry, no children, no pets and no smokers without the Landlord's consent.
- 4.If consent is granted by the landlord for a pet, the rent will increase to £610 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- 7.The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.
11. Following the initial tenancy commencement future rent will become payable on the 1st day of each month. i.e., if your tenancy commences between the 1st and 15th of the month you will pay a proportion of the remaining days to the end of the month and then a standing order from the 1st of the following month. If your tenancy commences after the 15th of the month you will be invoiced for the remaining number of days of that month plus the next full month.





TOTAL APPROX. FLOOR AREA 453 SQ.FT. (42.1 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 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 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 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.



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