

10 Cromwell Road, Harrogate,
HG2 8DH



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£795 pcm

EPC Rating C

Description

A well-positioned and well-presented, good sized inner terraced house, equipped with gas central heating and double glazing. There is a well fitted dining kitchen, a modern bathroom with shower over bath and two good double bedrooms - the master bedroom having views over open parkland.

Location

Situated in a sought-after area on the south side of Harrogate. There are local shopping parades within 200m and good access links for the commuter via Hornbeam Park Railway Station linking to Leeds, York and beyond. The A61 is also close to hand, affording good public transport links to Leeds City Centre. The property overlooks open parkland to the front and is worthy of an internal inspection.

Available

NOW

Unfurnished

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

Rental Terms

£795 pcm excluding utilities. Deposit £915

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

Proceed along Station Parade in Harrogate town centre. At the junction turn right into York Place, in the left hand lane. At The Prince Of Wales roundabout take the first exit into Leeds Road. At the next roundabout take the third exit continuing along Leeds Road. With Sainsburys on the left hand side take the next left into Mount Street, continue to the bottom and turn right into Cromwell Road.

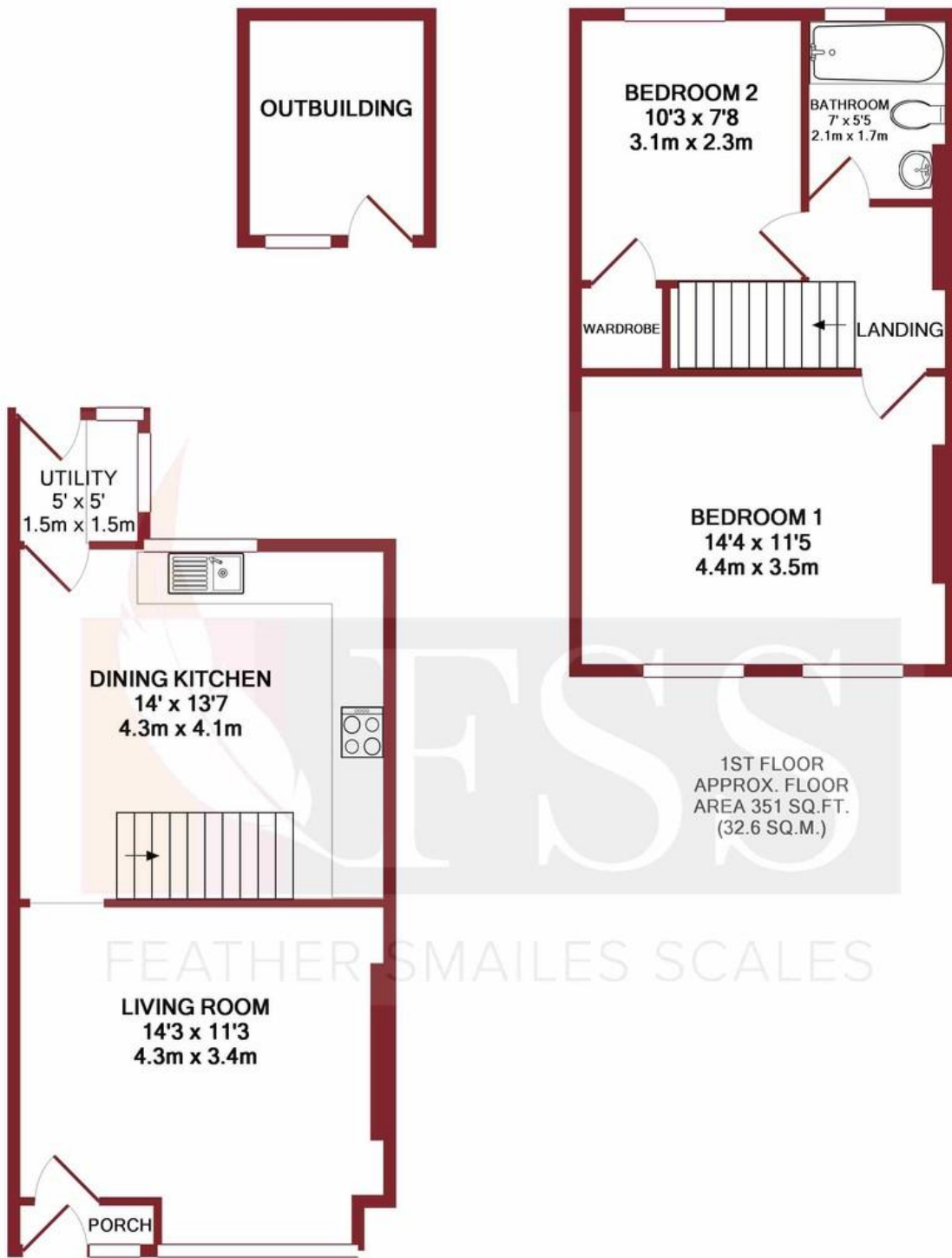
Brief Terms

- 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 £845 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.

Details Produced

23 March 2021



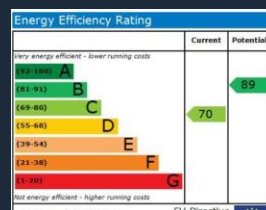


1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 816 SQ.FT. (75.8 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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