

48a Leadhall Lane, Harrogate, HG2 9NE



**£1,100 pcm**

EPC Rating C

### Description

A most spacious and attractive three double bedroomed bungalow on a generous size plot in this lovely position. Benefiting from having a spacious living room, modern breakfast kitchen and bathroom with bath and separate shower. Outside there are lovely, good sized, south facing lawned gardens along with patio area, ample driveway parking and car port. Other benefits include gas fired central heating and double glazing.

### Location

Situated in this tucked away position off Leadhall Lane on the much sought-after south side of Harrogate. There are an excellent selection of shops and amenities nearby on the Leeds Road. There is easy road access out onto the A61 for Leeds and beyond and a regular bus service to Harrogate and Leeds along with Hornbeam rail station which is also within walking distance. The excellent schools of Harrogate are also nearby.

### Available

7th May 2021

### Unfurnished

Floor and window coverings, and cooker included.

### Rental Terms

£1,100 pcm excluding utilities. Deposit £1,265

### 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

In Harrogate town centre, proceed up Station Parade. Turn right onto York place then take the first exit off the Prince of Wales roundabout onto Leeds Road. Continue up and straight ahead at the next roundabout and then at the crossroads at Marks & Spencer's food hall turn right into Leadhall Lane. Continue along here and take a right turn into Leadhall Drive and the property can be found on the right hand side tucked away down the driveway.

### Details Produced

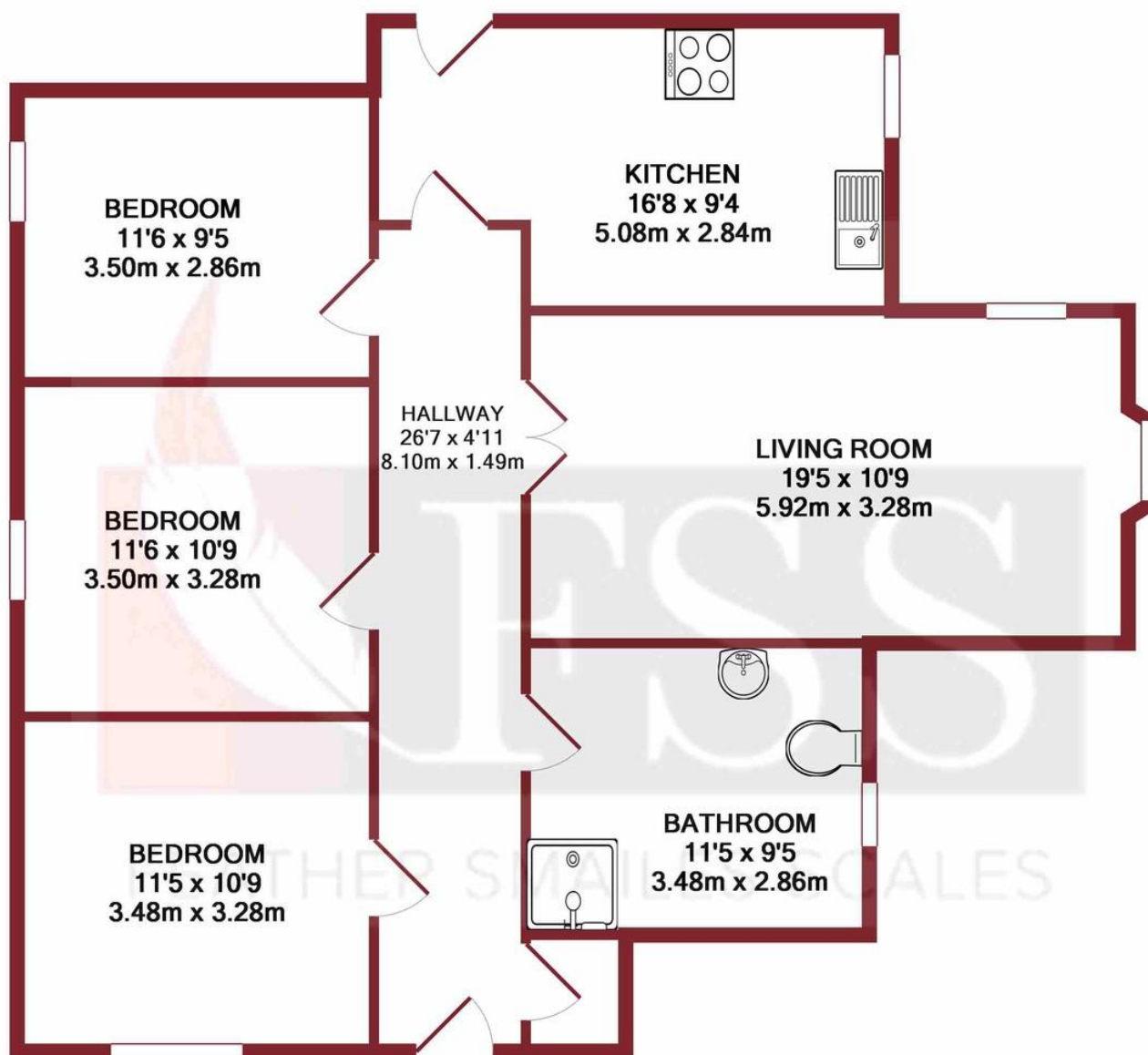
5th March 2021

### 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 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 £1,140 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 the Landlord.
- 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 952 SQ.FT. (88.4 SQ.M.)  
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