

Apartment 1, 1 York Road,  
Harrogate, HG1 2QA



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**£1,095 pcm**

EPC Rating TBC



### Description

A recently re-decorated lower ground floor self contained apartment, located within this impressive Victorian building. The accommodation is equipped with electric heating, has a well laid out living kitchen, 2 very good sized double bedrooms with built in wardrobes and 2 quality bathrooms. There is a small utility cupboard with appliances and one off street parking space, plus resident street parking. This property is worthy of and internal inspection to fully appreciate the size of accommodation available.

### Location

Part of this Victorian semi detached property, all in the ownership of the same landlord, is located almost adjacent to Harrogate's famous Old Swan hotel and is within 5 minutes walking distance of Harrogate town centre with its variety of quality shops and amenities, the Valley Gardens and the Stray are readily accessible. Harrogate railway station is ideally placed for the commuter.

### Available

NOW

### Unfurnished

Floor and window coverings, hob, oven, refrigerator, washing machine and dishwasher included.

### Rental Terms

£1,095 pcm excluding utilities. Deposit £1,250

### Council Tax

We have been advised by the Harrogate Borough Council that the property has yet been banded 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 West Park in Harrogate town centre turn left down Montpellier Hill. At the roundabout take the second exit into Royal Parade. If front of the Valley Gardens turn right into Crescent Road and sharp left into Swan Road. York Road is the second on the left.

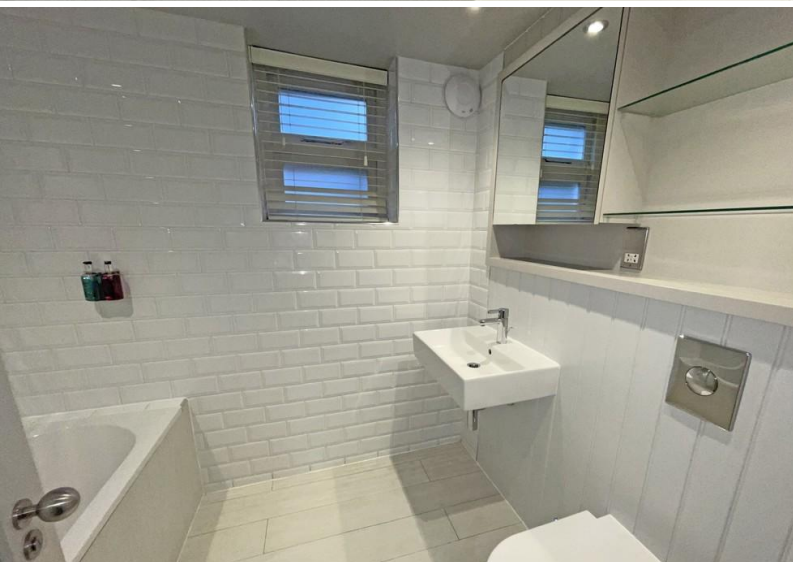
### Details Produced

9 April 2021

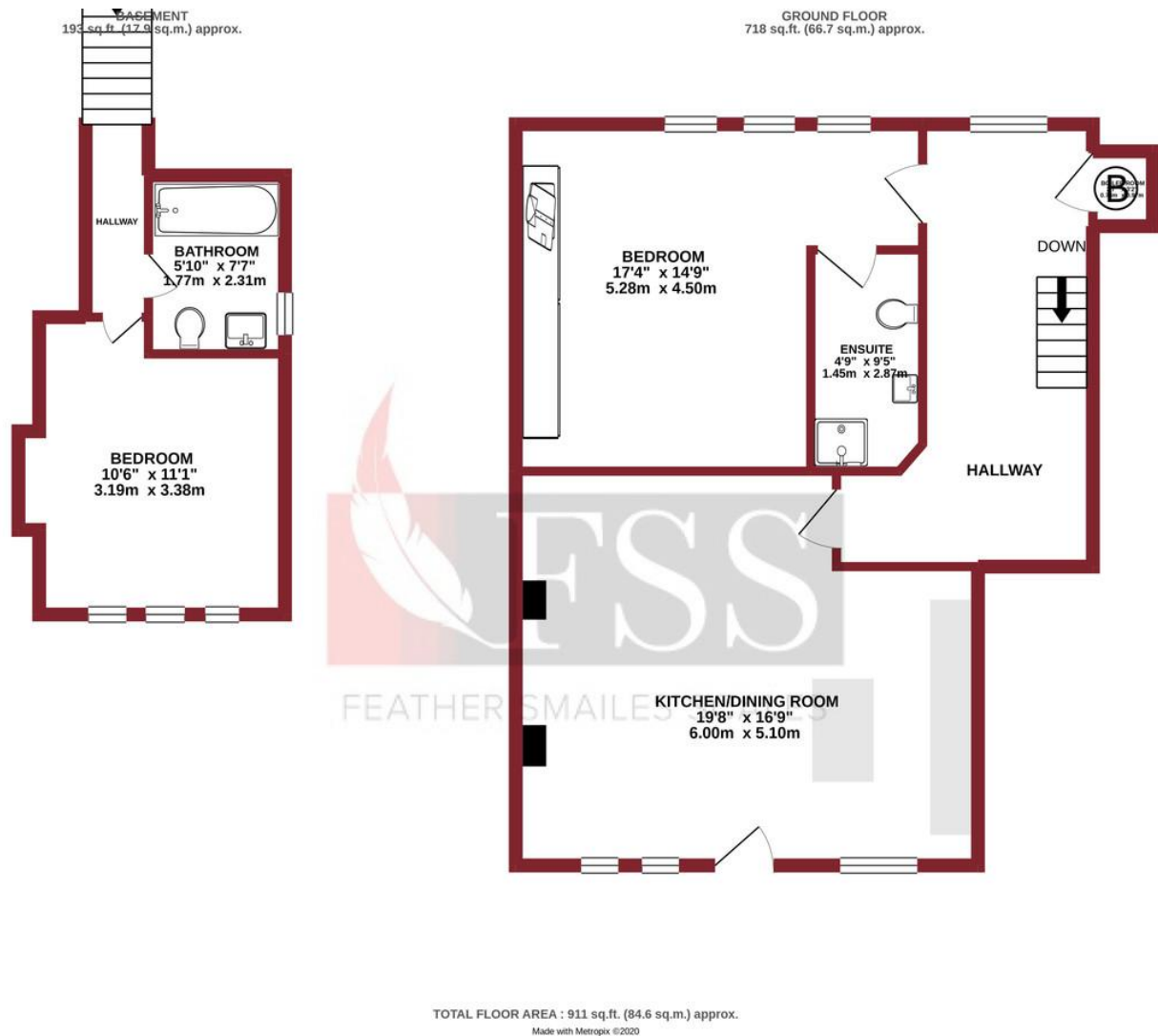
### Brief Terms

- 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 £1,135pcm
- 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.









**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.

EPC  
TO BE  
CONFIRMED

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