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MYRINGS

Harrogate's Number 1 Family Estate Agent



BEST
ESTATE AGENT GUIDE
2020 : EXCELLENT
LETTINGS

CRESCENT ROAD, HARROGATE, NORTH YORKSHIRE, HG1 2RT



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£725

UNFURNISHED

DIRECTIONS

Proceed down Montpellier Hill to the mini roundabout. Straight ahead at the Crown Hotel, continue ahead and around the one way system past the entrance to the Valley Gardens, where Grosvenor Buildings can be found on the right hand side. The apartment is situated above Bohair, the entrance being to the right of the business.

VIEWING

Strictly by appointment through Myrings
Telephone 01423 569007
Email lettings@myringsestateagents.com

EPC

MYRINGS

Harrogate's Number 1 Family Estate Agent

Myrings Estate Agents 10 Princes Square, Harrogate, HG1 1LX

Web myrings.property

Sales 01423 566 400

Lettings 01423 569 007

[@myringsestate](https://twitter.com/myringsestate) [@myringsestateagents](https://facebook.com/myringsestateagents) [@myringsestate](https://instagram.com/myringsestate)

Myrings Estate Agents wish to advise prospective tenants that these property particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only.

All applications are SUBJECT TO CONTRACT until the time that all monies owed have been paid and the Tenancy has been executed.

[arla](http://arla.co.uk) | [propertymark](http://propertymark.co.uk)

PrimeLocation.com

[rightmove](http://rightmove.co.uk)

onTheMarket.com

[LAND & NEW HOMES
NETWORK](http://LandAndNewHomesNetwork.co.uk)

[The Property
Ombudsman](http://ThePropertyOmbudsman.co.uk)

[Zoopla](http://Zoopla.co.uk)
Smarter about property

[Relocation
network](http://RelocationNetwork.co.uk)

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CRESCENT ROAD, HARROGATE, NORTH YORKSHIRE, HG1 2RT

£725 PER MONTH - UNFURNISHED

A very well presented first floor apartment offering stylish town centre living

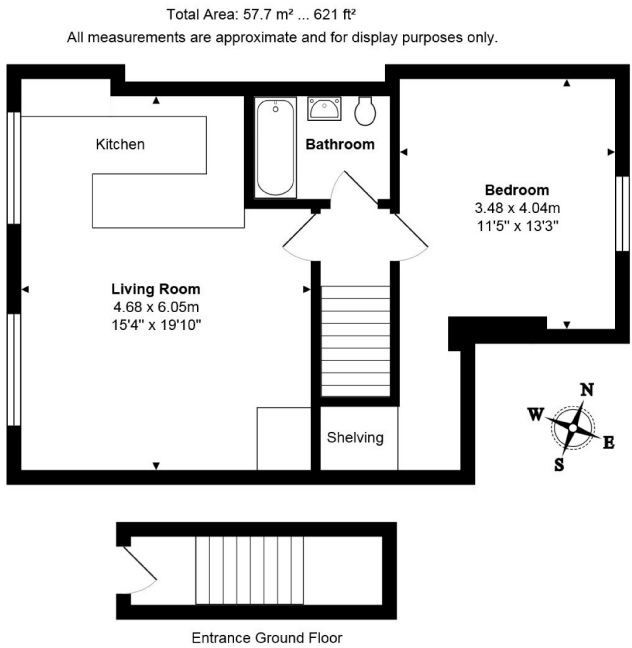
The apartment is accessed via a private entrance. Internally, the property comprises of a modern open plan living / kitchen area with stylish base units, appliances, double bedroom with storage area and contemporary house bathroom with shower over bath. Occupying a prime position located in the heart of the town centre,

town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. Transport links are most accessible from the town centre and the A1M linking into the national motorway network only 8 miles away

Early viewing is strongly advised of this conveniently located property to avoid disappointment.

On street parking with council permit
Sorry no pets

Located in the heart of Harrogate's town centre and only moments walk from both the 200 acre Stray Parkland and award winning Valley Gardens, the



DEPOSIT
£ 8 3 6

TAX BAND



EPC RATING



TERMS

Please note that this property is to be let on an Assured Shorthold Tenancy for a minimum term of 12 months, unless otherwise negotiated. In order to apply for this property a holding deposit equivalent to one week's rent will be taken. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Once we are in receipt of satisfactory references we will then request payment of the security deposit listed above. Miscellaneous fees during the tenancy:- Rental arrears - Interest at 3% above the Bank of England Base Rate from Rent Due Date until

paid in order to pursue non-payment of rent. Lost keys - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT). Variation to the contract - £50 (inc. VAT) per agreed variation - £50 (inc. VAT) Early termination - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy.

