

MAYFIELD GROVE, HARROGATE, NORTH YORKSHIRE, HG1 5HD

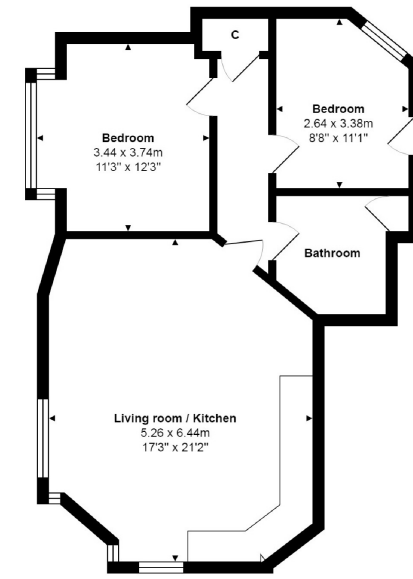
£750 PCM - UNFURNISHED

Forming part of this luxury development, close to Harrogate Centre, and boasting contemporary kitchen and bathroom, this beautifully presented apartment is both practical and stylish.

Located on the ground floor and accessed via its own private entrance, the accommodation briefly comprises:- open plan living area with high specification kitchen including integrated oven, ceramic hob over and slimline dishwasher, inner hall with utility cupboard housing the washer/dryer, modern bathroom suite with underfloor heating, shower over bath and useful storage cupboard, main bedroom with bay window and further second bedroom.

The apartment also benefits from gas central heating, double glazing, alarm system and ample on-street permit parking.

Located in the heart of Harrogate's town centre, the 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 with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Total Area: 63.3 m² ... 682 ft²
All measurements are approximate and for display purposes only.



DEPOSIT

£ 8 6 5

TAX BAND



EPC RATING



NO PETS

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.

