

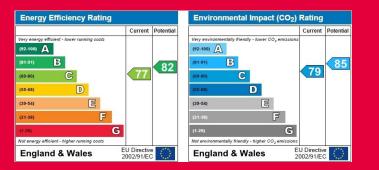
## DIRECTIONS

From the town centre proceed to the bottom of Station Parade turning left onto Cheltenham Mount. Take a right turn into Mayfield Grove where number 11 can be found on the left hand side.

### 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

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.





# MYRINGS Harrogate's Number 1 Family Estate Agent

# MAYFIELD GROVE, HARROGATE, NORTH YORKSHIRE, HG1 5HD







# ORKSHIRE, HG1 5HD £750 UNFURNISHED

# MAYFIELD GROVE, HARROGATE, NORTH YORKSHIRE, HG15HD

## **£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.

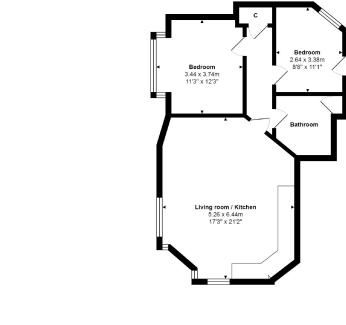
Located on the ground floor and accessed via its own private entrance, the accommodation briefly comprises:- open plan living area with high specification kitchen including integrated oven, ceramic hob over and slimline dishwasher, inner hall with utility cupboard housing the washer/dryer, modern bathroom 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 m<sup>2</sup> 682 ft<sup>2</sup> All measurements are approximate and for display purposes only

## TAX BAND £ DEPOSIT £865

#### TERMS

Please note that this property is to be let on an Assured Shorthold paid in order to pursue non-payment of rent. Lost keys - Tenants are Tenancy for a minimum term of 12 months, unless otherwise negotiated. liable to the actual cost of replacing any lost key(s) or other security In order to apply for this property a holding deposit equivalent to one device(s). If the loss results in locks needing to be changed, the actual week's rent will be taken. This will be withheld if any relevant person costs of a locksmith, new lock and replacement keys for the tenant, (including any guarantor(s)) withdraw from the tenancy, fail a Right-tolandlord any other persons requiring keys will be charged to the tenant. Rent check, provide materially significant false or misleading If extra costs are incurred there will be a charge of £15 per hour (inc. information, or fail to sign their tenancy agreement (and / or Deed of VAT). Variation to the contract - £50 (inc. VAT) per agreed variation -£50 (inc. VAT) Early termination - Should the tenant wish to leave their Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Once we are in receipt of satisfactory contract early, they shall be liable to the landlord's costs in re-letting the references we will then request payment of the security deposit listed property as well as all rent due under the tenancy until the start date of above. Miscellaneous fees during the tenancy:- Rental arrears - Interest the replacement tenancy. at 3% above the Bank of England Base Rate from Rent Due Date until

