

Harcourt House, Rossett Green Lane,  
Harrogate, North Yorkshire, HG2 9LL



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**£3,600** Per calendar month

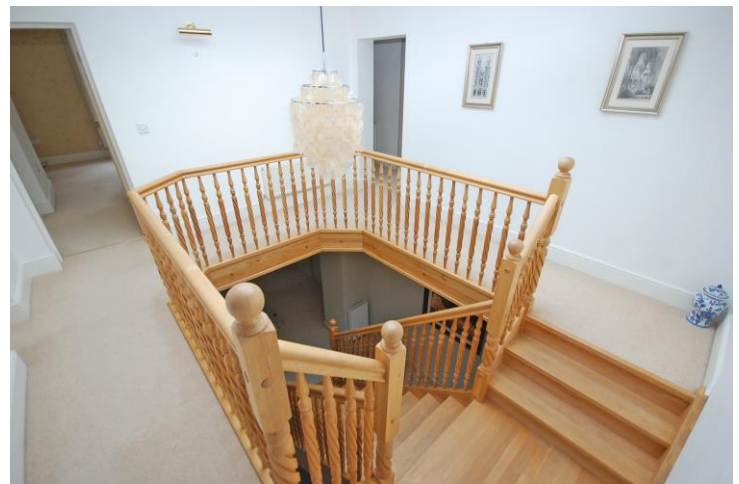


## Harcourt House, Rossett Green Lane, Harrogate, North Yorkshire, HG2 9LL



### Description

A beautifully presented and most spacious, 5 bedroomed, 4 bathroomed, link detached property, which has been carpeted and decorated throughout to a high standard in neutral colours. Particular features of the property are the spacious breakfast kitchen with bespoke units, good quality bathrooms, flexible ground floor accommodation and feature galleried landing. There are also large gardens with secure electric gate access and a useful studio/hobbies/games room above the triple garage. The property is equipped with some double glazing and gas central heating.



### Location

Rossett Green Lane is one of the premier residential areas of Harrogate and is located close to excellent local schools for all ages and is within access of Hornbeam and Pannal railway stations with links to Leeds, York and beyond.





**Available**  
NOW

### Unfurnished

Floor and window coverings, cooker, refrigerator, freezer, washing machine and dishwasher included

### Rental

£3,600 Per calendar month excluding all utilities

### Refundable Deposit

£4,000

### 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 Station Parade in Harrogate town centre continue to the junction in the left hand lane and turn right into York Place and stay in the left hand lane. At The Prince of Wales Roundabout take the first exit into Leeds Road. Continue to the traffic lights at Appleyards corner and turn right into Leadhall Lane. Continue and this becomes Rossett Green Lane.

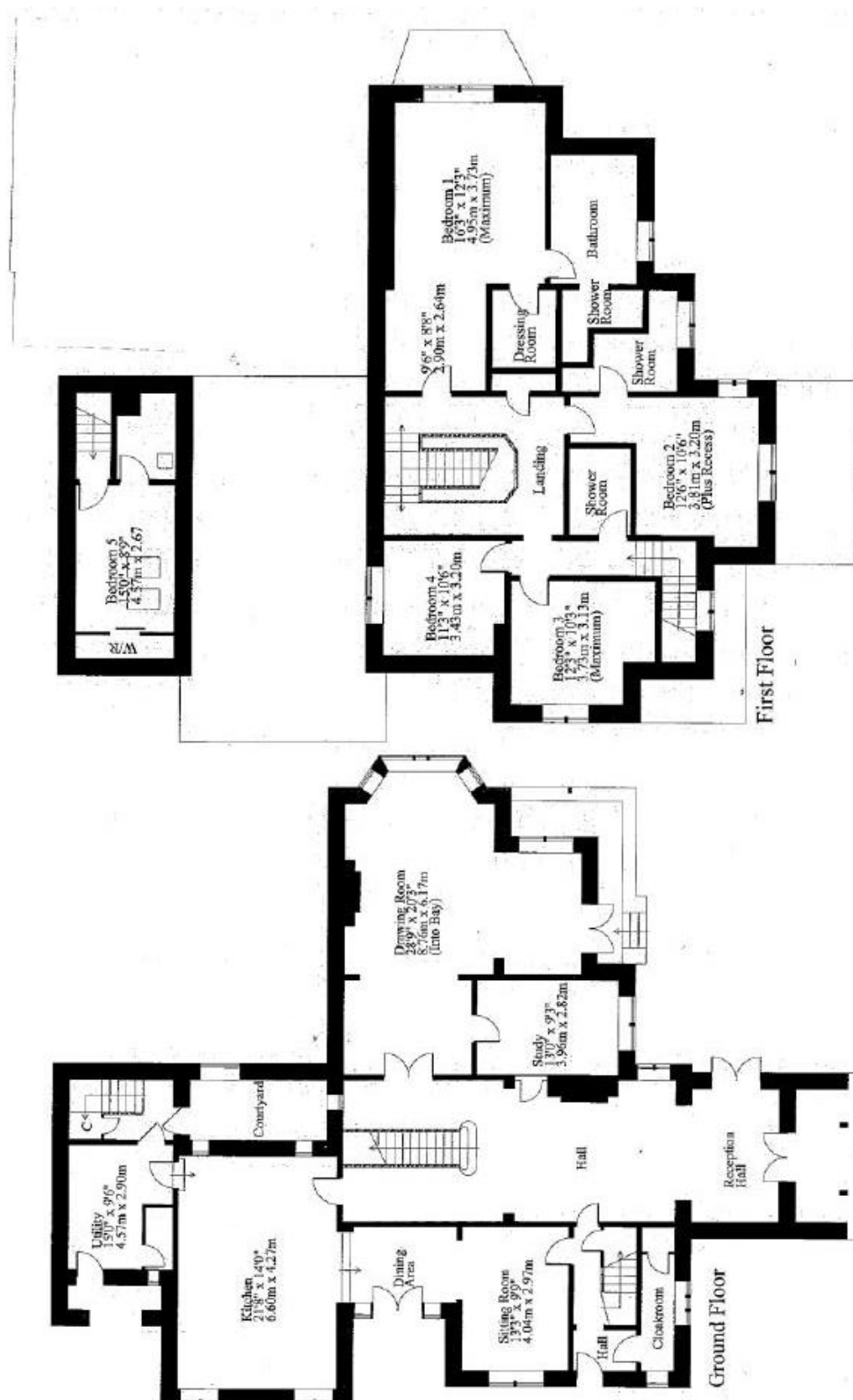
### Brief Terms

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. Tenant to share the tenancy set up costs with the Landlord for which there will be a fee of £240.00 inc. VAT. Additional reference requirements to be charged extra.
5. If a tenancy renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
6. We have been advised by the Harrogate Borough Council that the property is in Band G for the purpose of Council Tax.
7. The property will be withdrawn from the market as soon as an application form is accepted, pending receipt of references.
8. This property will be managed by Feather Smailes Scales LLP.
9. 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.

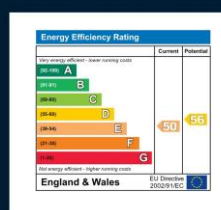








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**01423 501 211**

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