



£3,500 Per calendar month



## Kent House, 27a Kent Road, Harrogate, North Yorkshire, HG1 2LJ



### Description

A well-appointed and extremely spacious detached family home, set in a secure and private location. The spacious, neutrally decorated and carpeted accommodation boasts 5 reception rooms, quality dining kitchen, 5 bedrooms and 5 bathrooms. There is gas fired central heating, double glazing and security alarm. There are large attractive gardens and grounds, maintained at the landlords expense, accessed via electric gates. An inspection is recommended to appreciate not only the fabulous location, but also the quality of this spacious family home.



### Location

Situated in the much sought after "Duchy" area of Harrogate, known as one of the premier residential locations in the town. Kent Road is a short walk to the town centre and all its amenities, shops, cafes and restaurants. The property is ideally located for a family, there are excellent schools within walking distance and there is easy access to the road and rail network serving Leeds, York and beyond.



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## Available

9<sup>th</sup> September, 2017

## Unfurnished

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

## Rental

£3,500 Per calendar month excluding all utilities, but including garden maintenance

## Refundable Deposit

£4,000

## Viewing

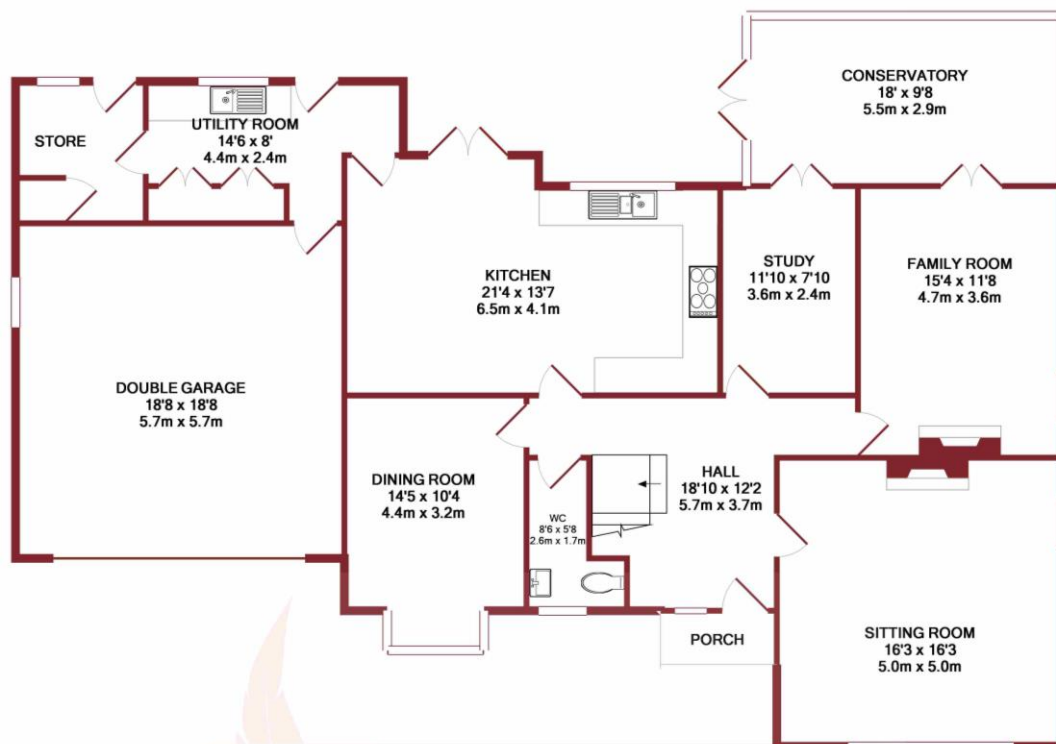
If you would like to view this property please contact FSS on 01423 501211 and we will be pleased to make an appointment.

## Directions

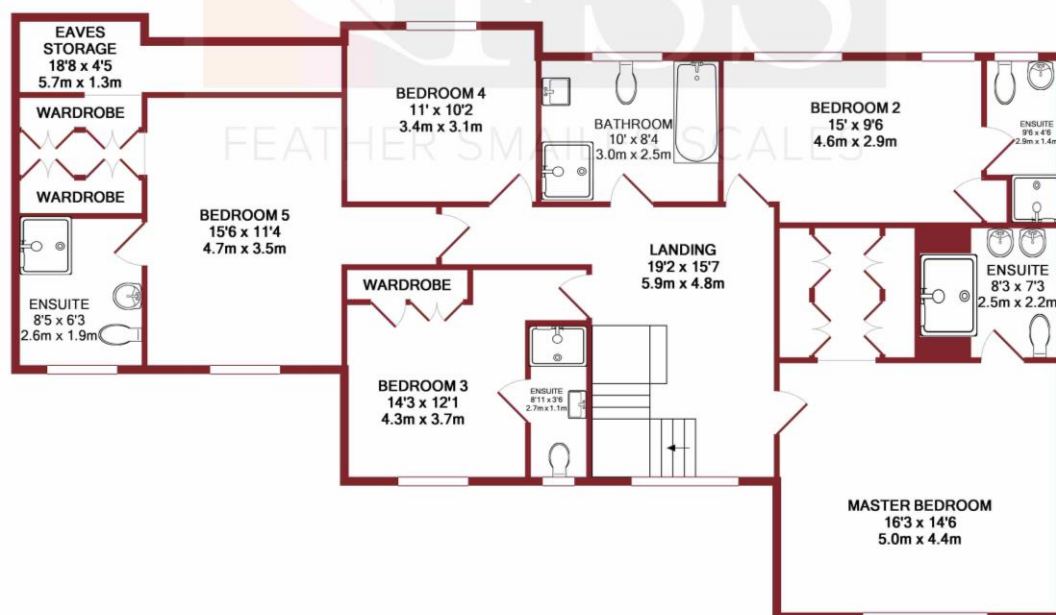
Take the A61 Ripon Road out of Harrogate. After approximately half a mile turn left into Kent Road, continue and the property is on the left hand side.

## 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 the landlord.
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.
10. The landlord is a member of the My Deposits scheme and the security deposit paid by the tenant will be held in the scheme under the terms of the contract.



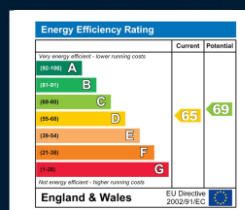
GROUND FLOOR  
APPROX. FLOOR  
AREA 1844 SQ.FT.  
(171.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1468 SQ.FT.  
(136.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 3312 SQ.FT. (307.7 SQ.M.)**  
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**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should rely on Statements by Feather Smailes 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 Smailes Scales or any join 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 and plans displayed are for illustration purposes only, photographs show only certain parts of the property as they appeared at the time they were taken. Areas, **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 relation to the property may change without notice. Viewing by appointment only. Feather Smailes & Scales is a limited liability 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.



**01423 501 211**

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**8 Raglan Street, Harrogate**

**North Yorkshire, HG1 1LE**