



1 Zero 4, Leeds Road, Harrogate HG2 8HB
£5,950 per calendar month



Description

1 ZERO 4 is smart living encapsulated. This house will positively revolutionise the way you live. This is a unique living experience rarely available to private or corporate tenants. We invite you to explore this aspirational award winning 5 bedroom home and become inspired by what is possible. Building on the ethos that homes can be more than `eco`, more than `designer luxury`, more than `sustainable` – an actual `life assistant` that morphs to needs, wishes and requirements of residents, cocooning them in a warm blanket of lifestyle driven technology at the touch of a button. 1 ZERO 4 is a living, breathing form, responsible in essence for water, power, energy. Technology allows for minimising resources in some areas but having the capability to maximise in others. A spacious family home offering 5850 sq feet of contemporary living over four levels.

Location

Located on the south side of Harrogate having excellent amenities nearby and the town centre is within easy access. There are very good primary and secondary schools within a short distance and a superb selection of shops. For the commuter, there is good road and rail access to the major city centres, Leeds Bradford airport and Hornbeam rail station is within walking distance.





Available

Mid-May, 2017

Unfurnished

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

Rental

£5,950 excluding all utilities

Refundable Deposit

£10,000

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

Proceed along Station Parade in Harrogate town centre in the left hand lane. At the junction turn right into York Place and stay in the left hand lane. At The Prince of Wales Roundabout turn left into Leeds Road. At the next roundabout continue straight on. At the traffic lights at the crossroads continue straight on. The property is on the right hand side identified by our board.



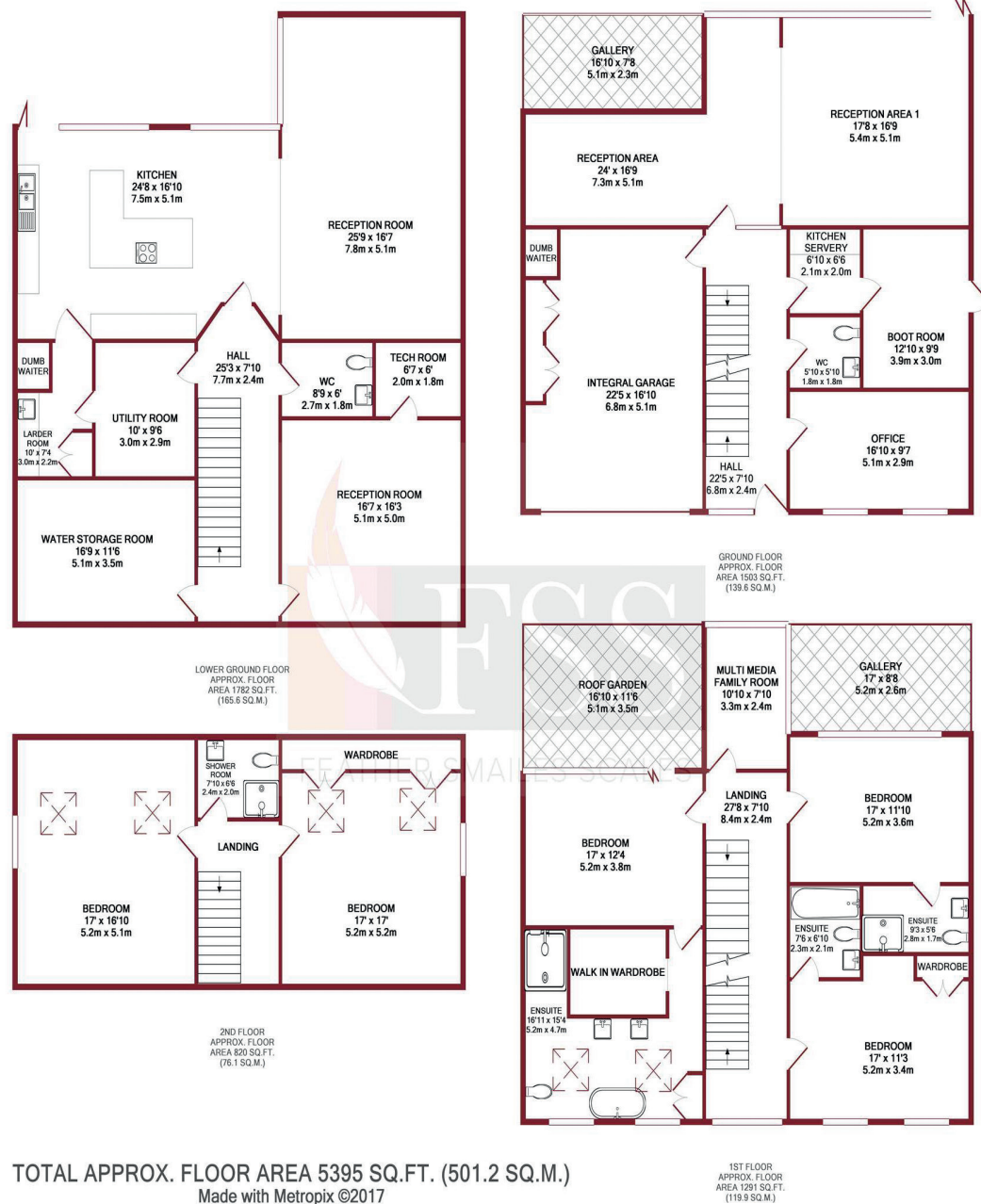


Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months, with the option to extend on an annual basis, subject to contract.
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 £350.00 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 H 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.







IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should reply 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-100	A	85	86
81-101	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	71	72
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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