

Parklands, 125 Hookstone Road,
Harrogate, HG2 8QJ



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£3,195 Per calendar month

Parklands, 125 Hookstone Road, Harrogate, North Yorkshire, HG2 8QJ



Description

A most fabulous, detached, family home, in this superb location, set back from the road in this mature setting. The accommodation has a modern design, extending to 2,700 sq. ft. On the ground floor we have a galleried hall with 5 reception rooms off. There is a fantastic large dining kitchen with bi-folding doors opening to the rear garden. To the first floor there are 5 bedrooms, with en suites to the master bedroom and the guest room, along with a house bathroom. Outside, the property is approached through electric gates, with ample driveway parking, leading to a detached garage. There are established, landlord maintained, lawn and patio gardens. An inspection of this wonderful family home is recommended to appreciate the size and location.



Location

The property is located on the much sought after south side of the town, having an excellent range of shops and amenities on Leeds Road, all within walking distance. Also nearby are highly regarded primary and secondary schools. For the commuter there is easy road access onto the A61 for Leeds, York and beyond. Hornbeam Park railway station, which is on the main Leeds to York line, is a short walk away.





Available
NOW

Unfurnished

Carpets, curtains, blinds, Aga, microwave, refrigerator, freezer, dishwasher, dryer and washing machine included

Rental

£3,195 Per calendar month excluding all utilities, but including garden maintenance

Refundable Deposit

£3,500

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

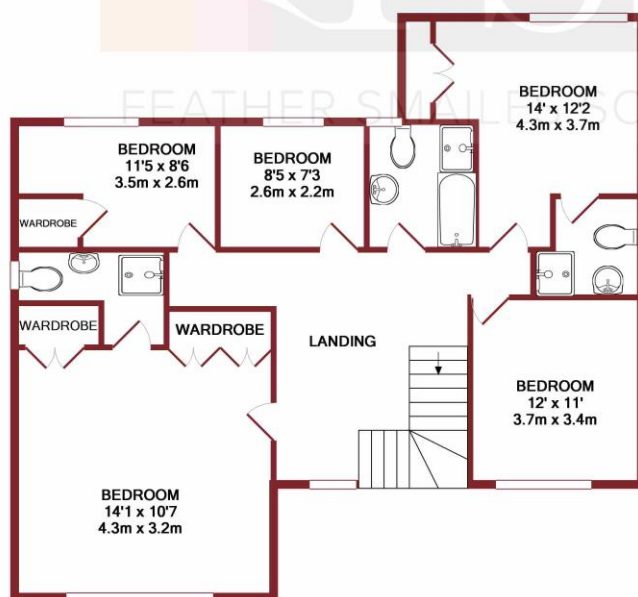
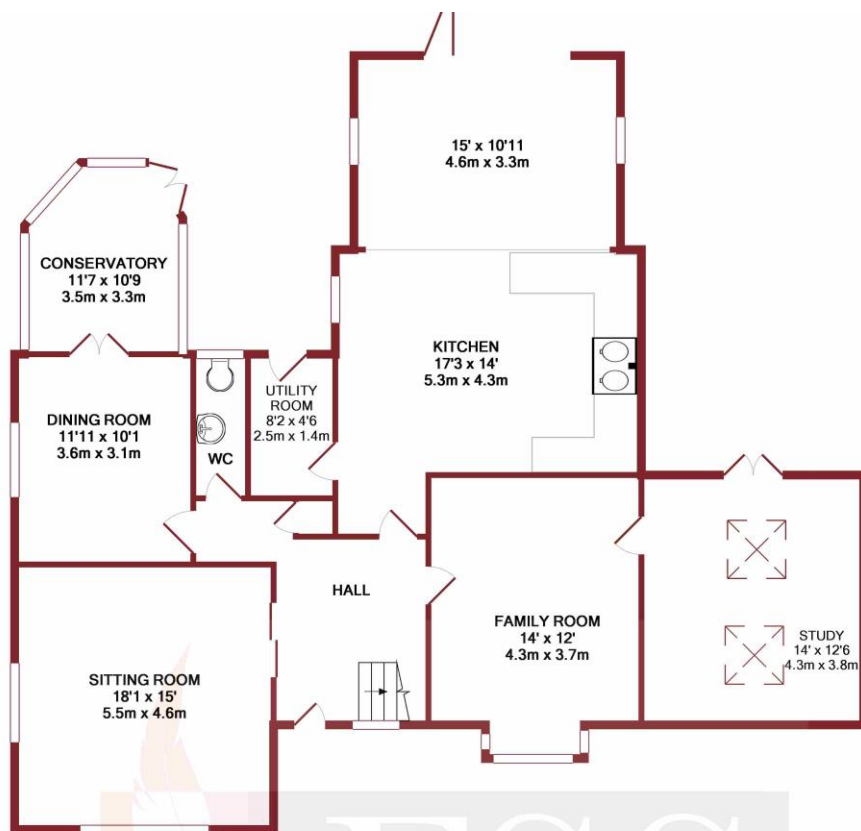
Take Station Parade out of Harrogate town centre in the left hand lane. At the junction turn right into York Place and stay in the left hand lane. At the Prince of Wales roundabout take the first exit into Leeds Road. Continue to the traffic lights at the crossroads with the Marks & Spencer Food Hall turn left into Hookstone Road. Continue and the property is just over the railway bridge, on the left hand side. Go up the drive, keeping to the left.

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.

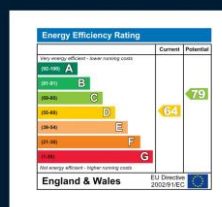






TOTAL APPROX. FLOOR AREA 2264 SQ.FT. (210.3 SQ.M.)
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IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should rely on Statements by Feather Smailes Scales LLP in the particulars or by word of mouth 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.



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