

54 West End Avenue, Harrogate,
North Yorkshire, HG2 9BY



2



4



2

£2,250 Per calendar month

54 West End Avenue, Harrogate, North Yorkshire, HG2 9BY



Description

Recently newly decorated in neutral colours, a 4 bedroomed inner town house, with rear views over Harrogate Grammar School playing fields. The property has a good-sized living dining kitchen with French doors leading to the rear patio and enclosed private garden area, 2 good sized bathrooms and is equipped with some double glazing and full gas fired central heating. The accommodation has a lot to offer the discerning tenant and an internal inspection is strongly recommended to fully appreciate the size of the accommodation.



Location

Located in this sought after residential neighbourhood, adjacent to Harrogate Grammar School and within level walking distance of the town centre via attractive walks across Harrogates famous Stray. The train station is less than a mile from the property and there is excellent road access for the commuter to the major city centres of Leeds, Bradford, York and the airport.



54 West End Avenue, Harrogate, North Yorkshire, HG2 9BY



Available

NOW

Unfurnished

Floor and window coverings, cooker and dishwasher included

Rental

£2,250 Per calendar month excluding all utilities

Refundable Deposit

£2,350

Viewing

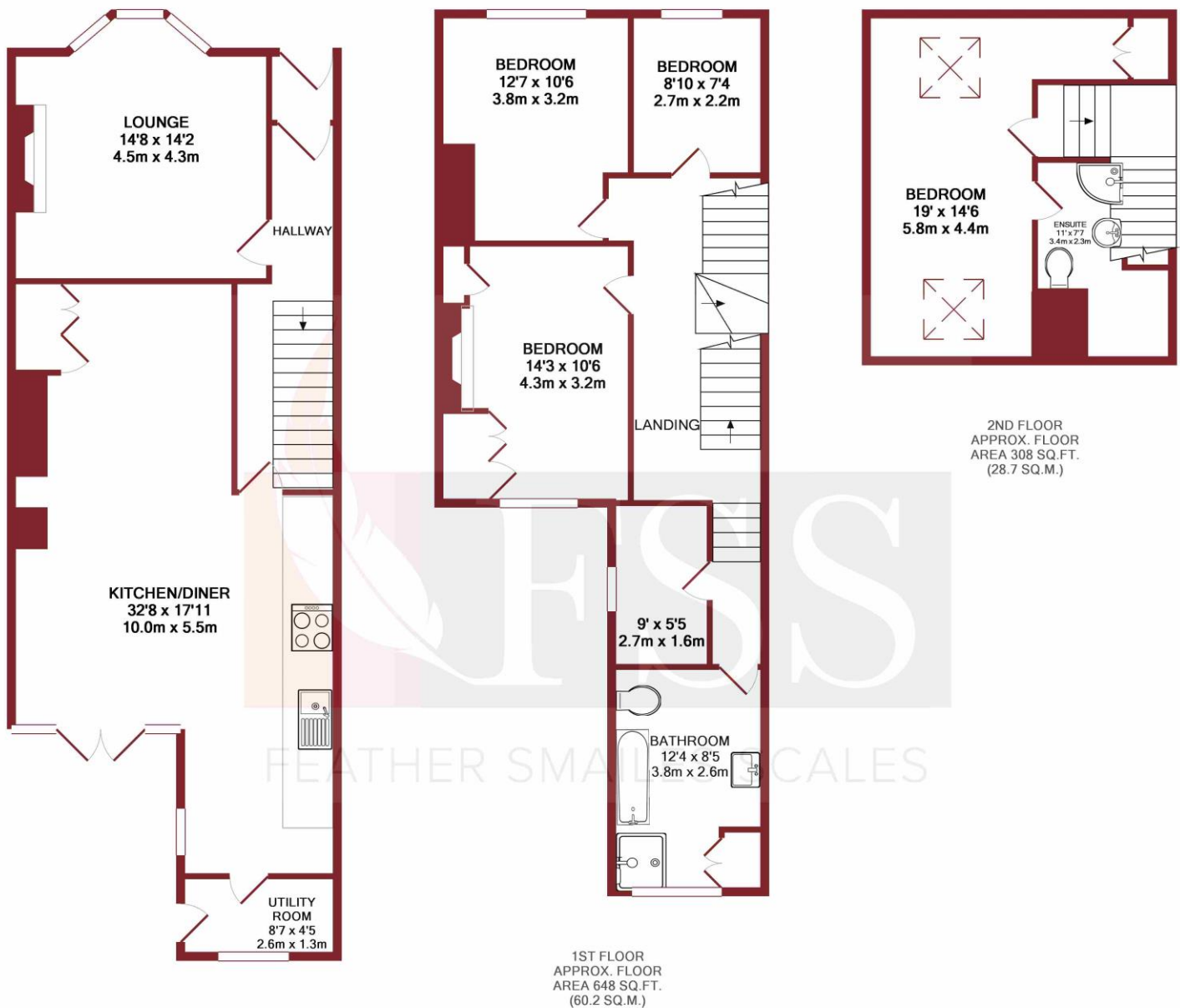
If you would like to view this property please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Directions

From Harrogate town centre, proceed up Station Parade in the right hand lane. At the traffic lights turn right onto York Place and stay in the right hand lane. At the Prince of Wales roundabout, take the 2nd exit onto Otley Road. West End Avenue is the 3rd turning on the left.

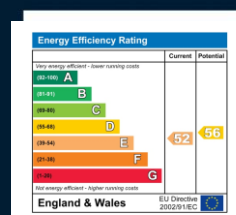
Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months, with the option to extend for up to three years, 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 £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 E 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 1723 SQ.FT. (160.1 SQ.M.)
Made with Metropix ©2017

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

www.fssproperty.co.uk

info@fssproperty.co.uk

8 Raglan Street, Harrogate

North Yorkshire, HG1 1LE

