



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 569007
Email lettings@myringsestateagents.com

Directions

From Harrogate town centre, proceed down East Parade from Station Bridge, continuing straight ahead at the mini roundabout into Dragon Parade, where number 43 can be found on the left hand side.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myringsestateagents.com

Please note that this property is to be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months. In order to apply for this property you will need to pay our application and reference fee of £130 + VAT (single applicant) or £190 + VAT (two applicants). This will be payable on the return of a fully filled out application form which we can send via email or one can be filled in at the Myrings office. References will be obtained using a credit reference agency and tenants are responsible for all legal and administrative fees, VAT and Government Stamp Duty in connection with the Tenancy Agreement. If a guarantor is required an additional fee of £65 + VAT is payable. If you are unable to move into a property for 4 - 6 weeks, a holding deposit of minimum £200 is payable to secure the property and to take it off the market. Please note that during your tenancy term other fees may be chargeable if you are not present at property inspections or your check out from the property. Please ask us for a full breakdown of our costs which may be applicable during the term of your proposed tenancy. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy. The Bond is the equivalent of one month's rent plus £100 payable in cleared funds at the commencement of the tenancy. The application fee and holding deposit are non-returnable unless the landlord withdraws the property due to their own unforeseen circumstances.



43 Dragon Parade, Harrogate
Unfurnished - £1,095

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43 Dragon Parade, Harrogate, North Yorkshire, HG1 5DG

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Myrings Lettings are delighted to offer to the rental market this superb three double bedroom family home located in a sought after central location close to local amenities, the train station and transport links. Having been re decorated throughout and offering well - proportioned rooms, viewing is strongly advised early to avoid disappointment.

The accommodation on offer comprises of: Entrance hall, living room with feature fireplace, dining room with new carpet and modern fitted kitchen with a range of base and wall units, electric

oven and hob with extractor fan over, space and plumbing for a washing machine and useful under stairs storage cupboard. To the first floor there are two double bedrooms and a spacious house bathroom with separate w/c. The bathroom has a shower cubicle, bath, sink, w/c and heated towel rail. To the second floor there is a further double bedroom with built in wardrobes. To the rear of the property is a private enclosed garden offering a patio area ideal for barbeques and a lawned area which backs onto the single garage which can be accessed via Back Dragon Avenue, ideal for storage or a car.



2 minutes walk



A1M - 6.6 miles



Harrogate - 1 mile



Leeds Bradford - 13.1 miles

Location:

Dragon Parade is a most convenient location only moments walk from Harrogate's town centre with its many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for it's reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.

TAX BAND - D
EPC RATING - E
NO SMOKERS / NO PETS
DEPOSIT - £1195.00