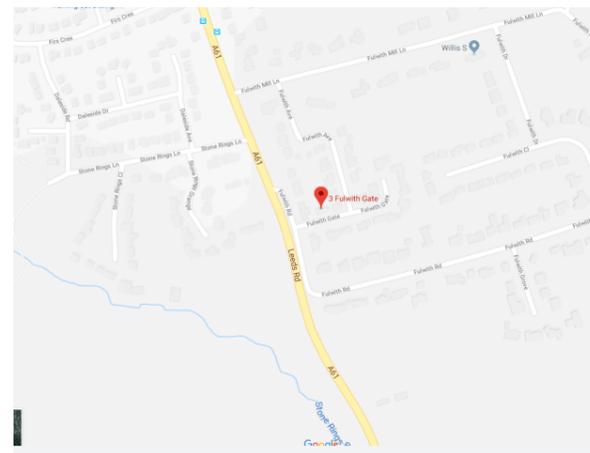


Total Area: 159.7 m² ... 1719 ft²
 All measurements are approximate and for display purposes only



Viewing arrangements

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

Directions

From the Prince of Wales roundabout proceed along the A61 Leeds Road. Continue over the St. Georges roundabout and through the traffic lights taking a left turn into Fulwith Road and then immediate left again into Fulwith Gate where the property 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 myrings.property

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.



3 Fulwith Gate, Harrogate
 Unfurnished - £2,200 PCM

MYRINGS
 Harrogate's Leading Family Estate Agent



3 Fulwith Gate, Harrogate, North Yorkshire, HG2 8HS

 3  4  2

A most desirable and spacious four bedroom detached family home standing within a most impressive plot and having double garage and driveway off street parking. The property occupies a desirable, quiet position to the sought after South side of Harrogate town centre.

To the ground floor the accommodation comprises of: Entrance hall, cloakroom, sun room/office/bedroom five, kitchen, formal dining room with double doors leading into the spacious and light living room which has doors onto the rear garden and patio. The modern fitted kitchen offers a range of modern base and wall units, inset one and a half bowl sink, electric oven, five ring gas hob with extractor fan over, fridge/freezer and integrated dishwasher. A door leads to the side with access to the garden.

To the first floor there are four double bedrooms with bedrooms one and two having built in wardrobes. The master bedroom also has en suite facilities with bath and shower over, w/c and sink. The fully tiled house bathroom has a bath with mains shower over and glass screen, wall mounted sink, w/c and stainless steel heated towel rail. Outside to the front there is a driveway offering parking for two cars and a lovely well maintained lawned garden. To the rear there are two patio areas, large private lawned gardens and mature borders, summerhouse and access to the separate utility room which has a washing machine, tumble dryer, base and wall units, sink and a cloakroom with w/c. There is also an access door to the double garage.



3 minutes by foot



A1M 8.3 miles



Harrogate 1 mile



Leeds Bradford 10.5 miles

Location:

Fulwith Gate is regarded as one of Harrogate's most sought after addresses and is located to the favoured South side of the town and within very close proximity to amenities such as the new M&S Food Hall. The magnificent and picturesque Crimple Valley is on the doorstep for countryside walks. Famed for its Royal Baths and Pump Rooms, Harrogate is abundant with attractions such as boutique shopping, fine restaurants, and the 200 Acre Stray Parkland. The town is also renowned for its reputable schools 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, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere fifteen minutes drive.

TAX BAND - F
EPC RATING - TBC
NO PETS OR SMOKERS
DEPOSIT - £2300.00