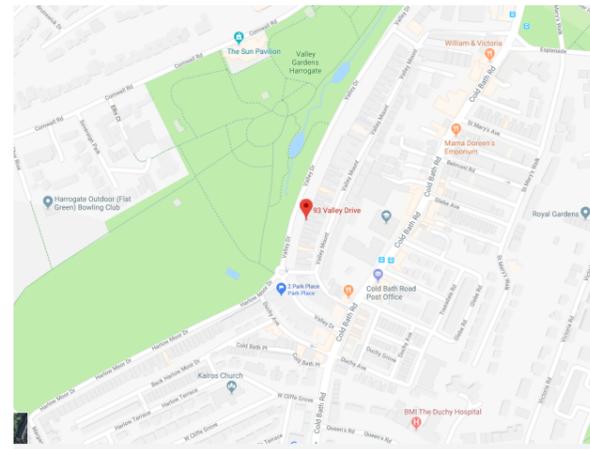


TOTAL APPROX. FLOOR AREA 1148 SQ.FT. (106.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2015



Energy Efficiency Rating	
Current	Potential
	81
70	

Environmental Impact (CO ₂) Rating	
Current	Potential
	82
68	



Viewing arrangements

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

Directions

From the Prince of Wales roundabout proceed along West Park at the side of the Stray Parkland turning left down Montpellier Hill. At the roundabout continue into Royal Parade then turn left onto Valley Drive.

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.

6 Haverah Park, Harrogate
 Unfurnished - £1,200 PCM

MYRINGS
 Harrogate's Leading Family Estate Agent



6 Haverah Park, 93-95 Valley Drive, Harrogate, HG2 0DH



Myrings Lettings are pleased to offer this spacious and contemporary two double bedroom, two bathroom, second floor apartment. Situated within a nineteenth century Victorian conversion on the sought after Valley Drive with views overlooking Valley Gardens, the property is just a short walk from the town centre. Available from the beginning of May 2018. The accommodation benefits from a video entry & alarm system, having gas central

heating throughout, the property briefly comprises: Communal entrance hall with a lift and stairs to the private lobby area of apartment six; spacious dining kitchen area with modern built in appliances; large sitting room; one double bedroom with an en-suite bathroom & walk-in closet and a second double bedroom with walk-in closet and house bathroom, separate from both bedrooms.



2 minutes by foot



A61 0.4 miles
A1M 12.5 miles



Harrogate 0.9 miles



Leeds Bradford 12.5 miles

Location:

Centrally located, this apartment is just minutes away from the flourishing town centre. The English Heritage Valley Gardens are opposite and a wide range of fine restaurants, stylish boutiques and cosy cafés, including the popular Bettys Tea Rooms are close by. Harrogate International Conference Centre and Royal Hall are less than a five minute walk away.

There is easy access to the bus and train stations connecting with the cities of Leeds and York. The A1M and Leeds/Bradford Airport are a short drive away.

TAX BAND - E
EPC RATING - C
ONE PET CONSIDERED / NO SMOKERS
DEPOSIT £1,300