

Approximate Gross Internal Area
174 sq m / 1873 sq ft



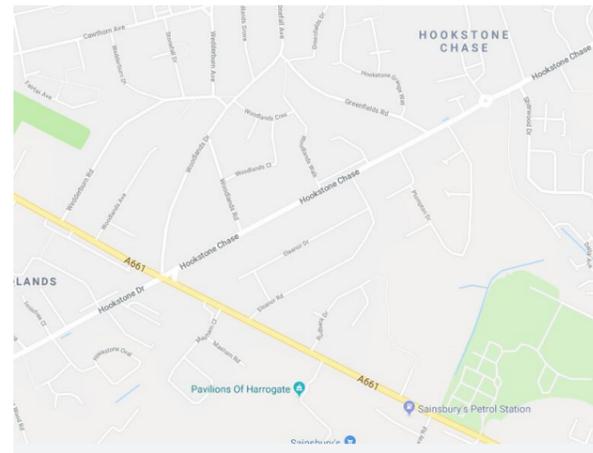
☐ = Reduced headroom below 1.5 m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| | 74 | | 67 |
| <p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |



Viewing arrangements

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

Directions

Proceed out of Harrogate on York Place at the Empress roundabout turn right into Wetherby Road. Continue ahead turning left at the main set of traffic lights into Hookstone Chase. Follow down the road where the property can be found on the right 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.



72 Hookstone Chase, Harrogate
Unfurnished - £1,695

MYRINGS
 Harrogate's Leading Family Estate Agent



72 Hookstone Chase, Harrogate, North Yorkshire, HG2 7HP

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Myrings Lettings are very pleased to offer for let this newly renovated and extended four bedroom family home in the sought after location of Hookstone Chase.

The accommodation has very recently been updated and briefly comprises:- entrance hall with access to the first floor, living room with feature fireplace, large open plan living area with stylish

modern kitchen and double doors leading to the rear garden, utility room, downstairs WC and access to the single garage. To the first floor there are three bedrooms, house bathroom and separate WC. The second floor has been converted to provide a further bedroom, WC and useful storage space. Externally there is the benefit of off street parking to the front and an enclosed rear garden with summer house.



Location:

The property is ideally situated with convenient access to mainline rail links at Hornbeam Park, Harrogate and Starbeck. Local supermarkets, golf courses, restaurants and local gyms on your doorstep. There are excellent amenities nearby in the spa town of Harrogate and historic town of Knaresborough, both of which include reputable local schools, to cater for every need. Convenient for access to the A658 southern bypass which in turn leads directly to the commercial centres of Leeds and York and Plumpton Park retail park is around the corner. A short walk to Harrogate town as well as regular bus networks into Knaresborough & Harrogate and Wetherby.

TAX BAND - E
EPC E
DEPOSIT - £1795
NO PETS