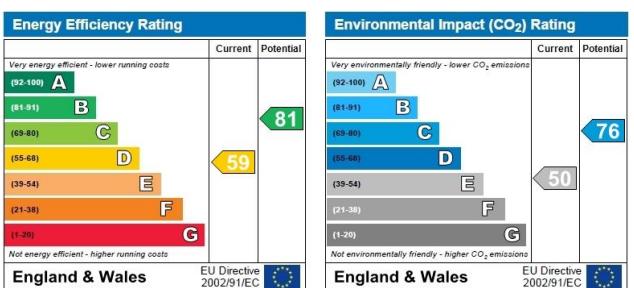


Total Area: 190.5 m<sup>2</sup> ... 2050 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

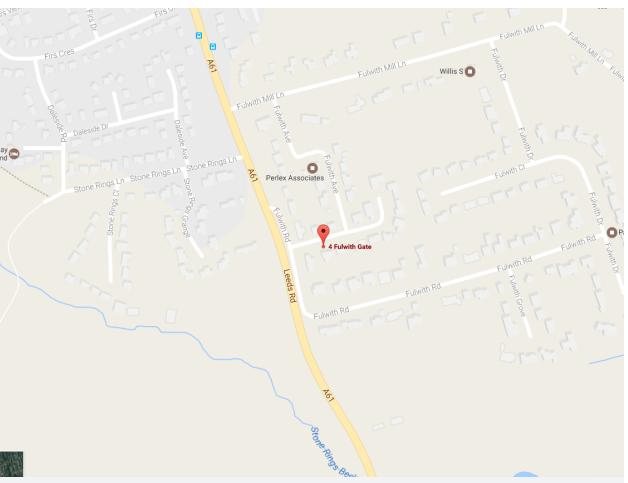


#### Viewing arrangements

Strictly by appointment through Myrings  
Telephone 01423 569007  
Email [lettings@myringsestateagents.com](mailto:lettings@myringsestateagents.com)

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 [myrings.property](http://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.



#### 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 right hand side.

**4 Fulwith Gate, Harrogate  
Unfurnished - £2,750 PCM**

**MYRINGS**  
Harrogate's Leading Family Estate Agent

**BEST**  
ESTATE AGENT GUIDE  
2018 : TOP 100  
SALES & LETTINGS

A rare opportunity to rent this spacious, detached family home in one of Harrogate's most desirable locations. The property has recently been decorated and re-carpeted to offer the highest quality of living accommodation and would suit a range of potential tenants due to its close links to Leeds and central Harrogate.

The stylish accommodation comprises :Entrance hall, cloakroom, breakfast room, kitchen, utility room, study, formal dining room and spacious living room. The modern fitted kitchen offers a range of cream shaker style base and wall units, double electric oven, hob with extractor fan over and integrated dishwasher. A door leads to the utility room with door to the rear garden. The formal dining room offers amazing entertaining space with double doors to the large

light and airy sitting room which has double sliding doors onto the sunny rear garden and patio. A door from the living room leads to a dedicated study/office with an integral door through to the double garage.

To the first floor there are four bedrooms with bedrooms two and three having built in wardrobes. The master bedroom also with built in wardrobes and cupboard space has en suite facilities with walk in rain fall shower, wall mounted sink with mirror over, wall mounted w/c and stainless steel heated towel rail. The fully tiled house bathroom has a bath with rain fall head shower over, wall mounted sink and w/c.

Outside to the front there is a driveway offering parking for several cars and lovely well maintained lawned garden. To the rear there are two patio areas and private lawned gardens.



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 it's 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 - G  
EPC RATING - D  
NO PETS OR SMOKERS  
DEPOSIT - £2600.00