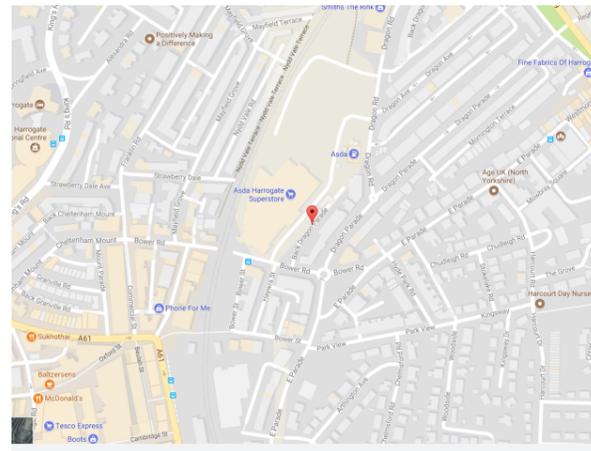


Total Area: 92.8 m² ... 999 ft²

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 Harrogates town centre, proceed down East Parade from Station Bridge bearing left at the mini roundabout then taking the first right turn into Back Dragon Parade Duncroft Apartments 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.



Apartment 6 Duncroft, 17 Back Dragon Parade, Harrogate
 Unfurnished - £995 PCM

MYRINGS

#HomesNotHouses

Apartment 6 Duncroft, 17 Back Dragon Parade, Harrogate,
HG1 5FH

 1  2  2

Located in the heart of Harrogate's town centre is this brand new luxury two double bedroom apartment which benefits from having high end fixtures and fittings, CCTV, electric gated parking and secure video entry system. The apartment is within easy reach of Harrogate town centre and only a few minute's walk to the train station. Sorry no pets allowed.

Accessed via a central communal lobby with automatic lighting, this spacious second floor apartment opens to a reception hall which could easily be used as a home office/study or as a useful cloaks and storage space. The large open plan living space incorporates a high specification kitchen with a range of modern white

gloss base and wall units with granite work surfaces, integrated wine fridge, fridge/freezer, Bosch electric oven and hob with stylish extractor fan over. The large lounge has wall mounted tv points and there is ample space for formal dining and lounging. A door leads to the inner hall with utility cupboard. The stylish fully tiled house bathroom boasts white 'Duravit' sanitary ware with over bath shower and 'Hans Grohe' fittings. Both bedrooms are excellent doubles with the main bedroom having an en-suite shower room and fitted wardrobes. All rooms have wall mounted 'Laptronix' panel heaters. Outside there is a secure allocated off street parking space.



2 minutes walk



A1M 7.4 miles



Harrogate 5 minutes walk



Leeds Bradford 12.4 miles

Location:

Back Dragon Parade is within moments of Harrogates town centre and only a short walk from the 200 acre Stray Parkland. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of fine restaurants and bars. 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 7.4 miles away, and Leeds/ Bradford International airport a mere twenty minute drive.

TAX BAND - Tbc
EPC RATING - TBC
NO PETS OR SMOKERS
DEPOSIT £1095.00