



Directions

Viewing arrangements Strictly by appointment through Myrings

Email lettings@myringsestateagents.com

Telephone 01423 569007

Proceed over Station Bridge from Station Parade and cross over the roundabout into North Park Road where the Old Police Station 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 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 applicant on and reference fee of f130 + VAT (single applicant) or 1790 + 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 unforcesence currents.





















25 The Old Police Station, North Park Road, Harrogate Unfurnished - £2,950 PCM



25 The Old Police Station, North Park Road, Harrogate, North Yorkshire, HG1 5DY





OPEN TO VIEW - SAT 22ND JUNE 2019 25 The Old Police Station is a stunning high quality four bedroom detached home which forms part of this exclusive gated town centre development, with high end fixtures and fittings, ample off street driveway parking, single garage and attractive gardens. Gardener inclusive in rent.

The ground floor accommodation with under floor heating throughout comprises of: Large entrance hallway with stylish tiled flooring, study/office room, cloakroom with Villeroy and Boch sanitary ware, formal lounge with double doors onto the rear garden and a most stunning kitchen/dining room/ entertaining room. The 'Clarity Arts' kitchen has a range of modern base and wall units, Corian work surfaces with stylish breakfast bar with in built seat to one side, integrated fridge/

freezer, dishwasher, double electric oven with microwave, induction hob with extractor fan over and a Quooker instant hot water tap. There is ample space for a table and chairs and one end of the room is also large enough for a seating area. A utility room with washing machine, space for a dryer and door onto the rear garden completes the ground floor.

To the first floor there are four double bedrooms all with en suite facilities and each having high end Villeroy and Boch sanitary ware. The master en suite has the added benefit of a bath and the second en suite has a stylish shower with steam

Outside to the front a private entrance gate leads to ample off street driveway parking and a single garage with light and power. There is lawned garden to the front and side and also a private rear garden mainly laid to lawn. The property has an

















1 minutes walk

A1M - 7.5 Miles

Harrogate - 0.3 Miles Leeds Bradford - 12.5 Miles

Location:

The Old Police Station is a historic period conversion conveniently located close to Harrogate's 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 restaurants and bars. The town is also renowned for it's reputable schools for all ages 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 from the town centre, the A1M linking into the national motorway network only 7.5 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.

> TAX BAND -**EPC RATING - B** NO PETS OR SMOKERS DEPOSIT - £5900.00