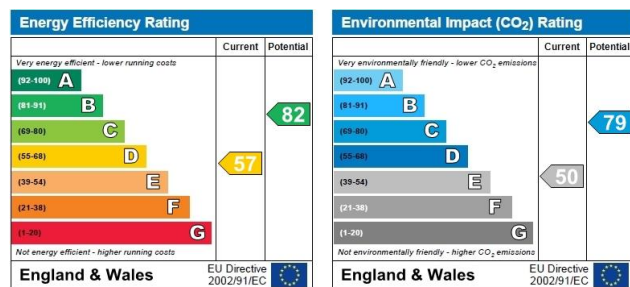
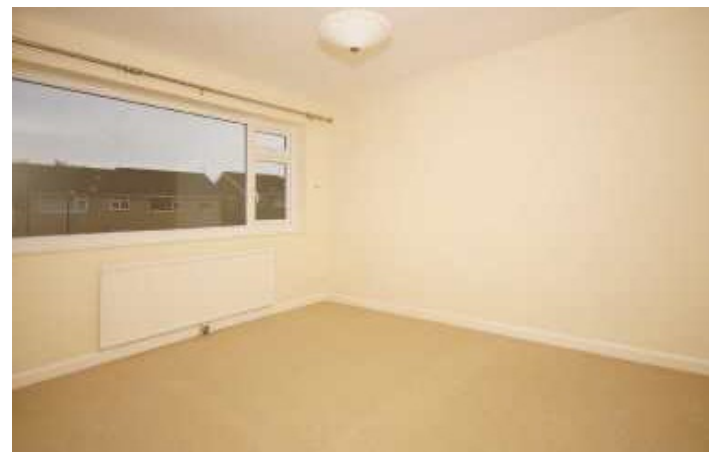


GROUND FLOOR
APPROX. FLOOR AREA 467 SQ.FT. (43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 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
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Viewing arrangements

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

Directions

Proceed out of Harrogate on the Skipton Road (A59) and turn left into Norwich Drive. Durham Way is the next turning on the left, where the property can be found on the left hand side half way down the road.

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 £125 + VAT (single applicant) or £175 + 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 £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.

46 Durham Way, Harrogate
 Unfurnished - £925 PCM

MYRINGS

#HomesNotHouses



A very well presented and fully redecorated three bedroom detached house looking towards open countryside, located in a popular residential location to the North side of Harrogate.

The well proportioned accommodation on offer comprises to the ground floor: Spacious entrance hall with useful under stair storage cupboard leading to a superb living room through dining room having gas fire and venetian blinds. To the back of the property is a well presented and modern kitchen with a range of base and wall units, electric oven, four ring gas hob with extractor over and integrated fridge and freezer. There is a also a useful conservatory which has plumbing for a washing machine and door leading to

the garage and rear garden.

To the first floor there are two generous double bedrooms, one single bedroom/home office and the fully tiled house bathroom which has wc, sink, p-bath with 'Grohe' mixer shower over, stainless steel heated towel rail, two wall mounted mirrors and shelf and new roller blinds.

Outside to the front there is a well presented paved area with borders. A side passage leads to the rear where there is a single garage with light and power and electric up and over door. There is also an enclosed garden with lawn, patio area for outside sitting and useful storage shed. There is one parking space outside the garage and also on street parking available.



Less than a minute walk



A1M - 10.8 miles



Harrogate - 2.3 miles



Leeds Bradford - 13.1 miles

Location:

The property occupies a convenient location to the North side of Harrogate. Within a ten minute walk of Durham Way is a local co-op store and a variety of shops and amenities. Harrogate's flourishing town centre with its shops, cafes, restaurants and theatre are only a few minutes drive into town. There are good transport links to Leeds and York by train and a bus and the A1M motorway is also close by.

TAX BAND - C
EPC RATING - D
SORRY NO PETS OR SMOKERS
DEPOSIT - £1025.00