



Viewing arrangements

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

Directions

Continue out of Harrogate Via Leeds road, taking a right onto Leadhall Lane at the traffic lights, follow then take a right onto Leadhall Drive, Rhodes Drive is a cul-de-sac at the end of the road to the left and number 19 can be found at the end of the cul de sac.

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.



19 Rhodes Drive, Harrogate
 Unfurnished - £2,695

MYRINGS
 Harrogate's Leading Family Estate Agent

BEST
 ESTATE AGENT GUIDE
 2018 : TOP 100
 SALES & LETTINGS

We are delighted to bring to market this fantastic four bedroom family home which is presented to the highest standard, situated at the end of a cul-de-sac in this highly desirable location to the south side of Harrogate.

The well presented accommodation briefly comprises:- Living room with open fire, modern open plan family area and kitchen with integrated appliances bi-fold doors to

the garden, dining room, utility with washing machine and double garage housing the dryer and freezer. Upstairs there are four double bedrooms, two having en-suite shower rooms, and stylish house bathroom. To the outside there is a paved driveway providing off road parking for multiple cars, leading to a double garage and an enclosed rear garden with patio area and artificial grass with mature borders.

Available from 4th October 2019.



8 minutes walk



A1M 8.1 miles



Hornbeam 0.8 of a mile
Harrogate 1.3 miles



Leeds Bradford 11.2 miles

Location:

Rhodes Drive Forms part of a highly regarded residential area on the favoured South side of Harrogate's town centre with it's many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. The town is also renowned for it's reputable schools including Harrogate Grammar which are mostly within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from both the town centre and Hornbeam Park. The A1M linking into the national motorway network is only 8.1 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.

TAX BAND -
DEPOSIT - £3000
EPC - C
NO PETS