


TOTAL APPROX. FLOOR AREA 844 SQ.FT.(78.41SQ.M.)

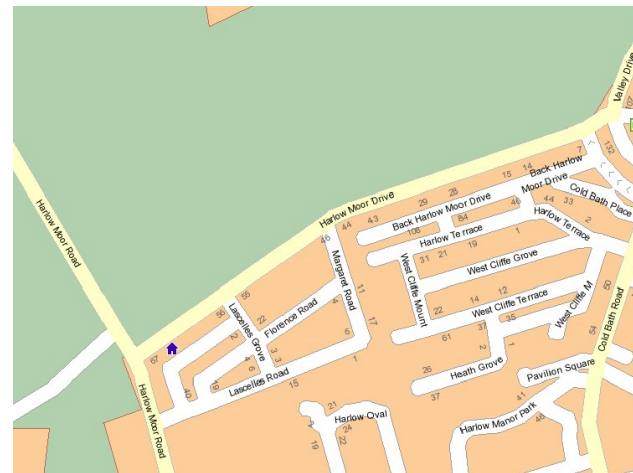
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		73	81
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(50-68)	D		
(39-49)	E		
(29-38)	F		
(1-28)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		72	83
England & Wales		EU Directive 2002/91/EC	



## Viewing arrangements

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

## Directions

From Harrogate town centre turn left off West Park into Montpellier Hill. At the roundabout take the second exit then take the first left turn by the entrance to Valley Gardens into Valley Drive. Proceed up Valley Drive and continue over the mini roundabout into Harlow Moor Drive where the property 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](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.

Flat 2, 64 Harlow Moor Drive, Harrogate  
 Unfurnished - £800 PCM

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 ESTATE AGENT GUIDE  
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Flat 2, 64 Harlow Moor Drive, Harrogate, North Yorkshire,  
HG2 0LE

 1  2  1

This well proportioned two bedroom first floor apartment forms part of a lovely period conversion overlooking the Valley Garden Pinewoods and boasts a private entrance.

Accessed via an external staircase the apartment's front door opens to a spacious central hall. Branching off to the front elevation there is a lovely lounge

with views over the Valley Garden pinewoods, and a second bedroom. To the rear elevation, there is a superb dining kitchen big enough to accommodate a good sized table. The kitchen itself has ample fitted modern units and integrated appliances. Also to the rear elevation there is a well proportioned master bedroom with a fitted wardrobe, and a stylish fully tiled house bathroom with over-bath shower and recessed shelving.



5 minute walk



A1M - 8.3 miles



Harrogate - 1.4 miles



Leeds Bradford Airport - 12.3 miles

**Location:**  
Harlow Moor Drive is a highly desirable residential area on the edge of Harrogate's town centre which boasts 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 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 twenty minutes drive.

TAX BAND - B  
EPC - C  
DEPOSIT - £920  
NO PETS