

MYRINGS

Harrogate's Number 1 Family Estate Agent



- BUS
5 minutes
- CAR
A1M - 8.3 miles
- TRAIN
Harrogate - 0.4 miles
- AIRPORT
Leeds Bradford - 12 miles

VALLEY DRIVE, HARROGATE, HG2 0JN

1

2

2

£1,100

UNFURNISHED

DIRECTIONS

From the Prince of Wales roundabout proceed along West Park at the side of the Stray Parkland turning left down Montpellier Hill. At the roundabout continue into Royal Parade then turn left into Valley Drive.

VIEWING

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

EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																																					
Current	Potential	Current	Potential																																				
<table style="width: 100%; font-size: 8px;"> <tr> <td style="width: 25%;">Very energy efficient - lower running costs</td> <td style="width: 25%;">Very environmentally friendly - lower CO₂ emissions</td> <td style="width: 25%;">Very energy efficient - lower running costs</td> <td style="width: 25%;">Very environmentally friendly - lower CO₂ emissions</td> </tr> <tr> <td style="background-color: #2e8b57; color: white;">A</td> </tr> <tr> <td style="background-color: #4682b4; color: white;">B</td> </tr> <tr> <td style="background-color: #66c2e0; color: white;">C</td> </tr> <tr> <td style="background-color: #99d9ea; color: white;">D</td> </tr> <tr> <td style="background-color: #c6e0b4; color: white;">E</td> </tr> <tr> <td style="background-color: #f0e68c; color: white;">F</td> </tr> <tr> <td style="background-color: #ffdab9; color: white;">G</td> </tr> <tr> <td colspan="2">Not energy efficient - higher running costs</td> <td colspan="2">Not environmentally friendly - higher CO₂ emissions</td> </tr> </table>				Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	A	A	A	A	B	B	B	B	C	C	C	C	D	D	D	D	E	E	E	E	F	F	F	F	G	G	G	G	Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
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England & Wales		England & Wales																																					



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Myrings Estate Agents 10 Princes Square, Harrogate, HG1 1LX
Web myrings.property
Sales 01423 566 400
Lettings 01423 569 007
 @myringsestate @myringsestateagents @myringsestate

Myrings Estate Agents wish to advise prospective tenants that these property particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only.
 All applications are SUBJECT TO CONTRACT until the time that all monies owed have been paid and the Tenancy has been executed.

VALLEY DRIVE, HARROGATE, HG2 0JN

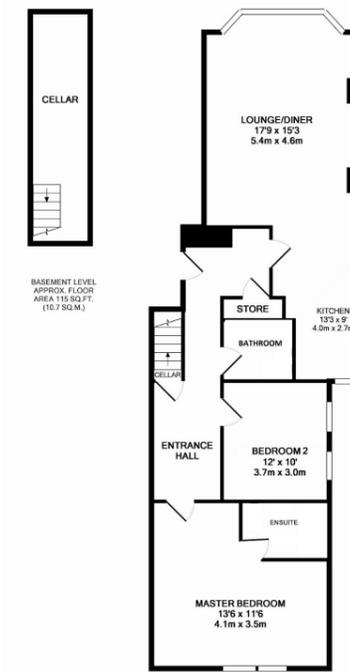
£1,100 PCM - UNFURNISHED

This luxurious ground floor apartment enjoying fabulous views over the Valley Gardens boasts two double bedrooms, two luxury bathrooms and internal access to private cellar storage space.

The contemporary style accommodation opens via a communal entrance with secure video entry to a private reception hall with useful storage cupboard and access to the cellar room. The living area is open plan with solid oak flooring and feature bay window providing an outlook towards the Valley Gardens. The room is large enough to divide into lounge and dining area, as well having a modern fitted kitchen area to the rear with granite work surfaces and breakfast bar. There are two well proportioned double bedrooms, the largest with a stylish en-suite shower room, and an equally impressive house bathroom.

Valley Drive is a highly desirable address close to

Harrogate's town centre and overlooking the award winning Valley Gardens. Excellent local shopping is within moments walk and the nearby town centre offers many attractions such as boutique shopping and 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 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



GROUND FLOOR
APPROX. FLOOR AREA 947 SQ.FT. (87.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.6 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.
Made with Metropac 02/13



DEPOSIT
£ 1, 2 6 9

TAX BAND



EPC RATING



NO PETS

TERMS

Please note that this property is to be let on an Assured Shorthold Tenancy for a minimum term of 12 months, unless otherwise negotiated. In order to apply for this property a holding deposit equivalent to one week's rent will be taken. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Once we are in receipt of satisfactory references we will then request payment of the security deposit listed above. Miscellaneous fees during the tenancy:- Rental arrears - Interest at 3% above the Bank

of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Lost keys - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT). Variation to the contract - £50 (inc. VAT) per agreed variation - £50 (inc. VAT) Early termination - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy.

