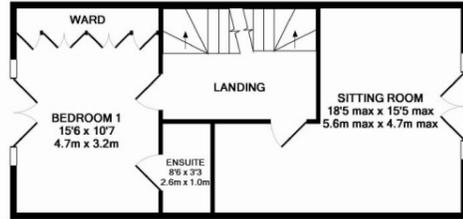
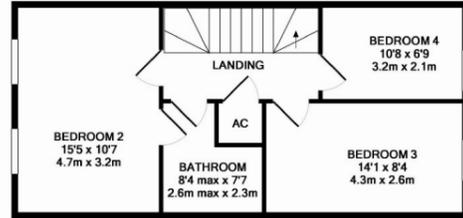


GROUND FLOOR
APPROX. FLOOR
AREA 46.4 SQ.M.
(500 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 47.4 SQ.M.
(511 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 47.4 SQ.M.
(511 SQ.FT.)

TOTAL APPROX. FLOOR AREA 141.3 SQ.M. (1521 SQ.FT.)

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
76	89

Environmental Impact (CO ₂) Rating	
Current	Potential
77	89



Viewing arrangements

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

Directions

From Harrogate town centre proceed up the Leeds Road A61 and take the fourth exit onto St Georges Road. Proceed to the top of the road and turn left into Hutton Gate 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

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-refundable unless the landlord withdraws the property due to their own unforeseen circumstances.



5 Hutton Gate, Harrogate
 Unfurnished - £1,500 PCM

MYRINGS
 Harrogate's Leading Family Estate Agent



We are delighted to offer to the rental market this superb four bedroom property on the sought after 'Hutton Gate' development in Harrogate with good transport links and easy access to the town centre.

Positioned over three floors the accommodation comprises to the ground floor: separate w/c, access to the integral garage and a light and spacious kitchen diner with a range of modern base and wall units, integrated fridge/freezer and dishwasher,

electric oven and gas hob. There is also access onto the rear garden which has been landscaped offering a low maintenance patio and gravel area with rockery's and shrubs. The lounge is positioned on the first floor with attractive outlooks onto Harrogate Cricket Club and the hallway leads onto the master bedroom offering ample storage and an en-suite facilities. To the top floor there are three further bedrooms and the house bathroom.



3 minutes by foot



A1M 8.6 miles



Harrogate 0.9 of a mile
Hornbeam 0.8 of a mile



Leeds Bradford 11.4 miles

Location:

Hutton gate is a popular residential area on the outskirts 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 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 - E
EPC RATING C
NO PETS AND NO SMOKERS
DEPOSIT £1600.00