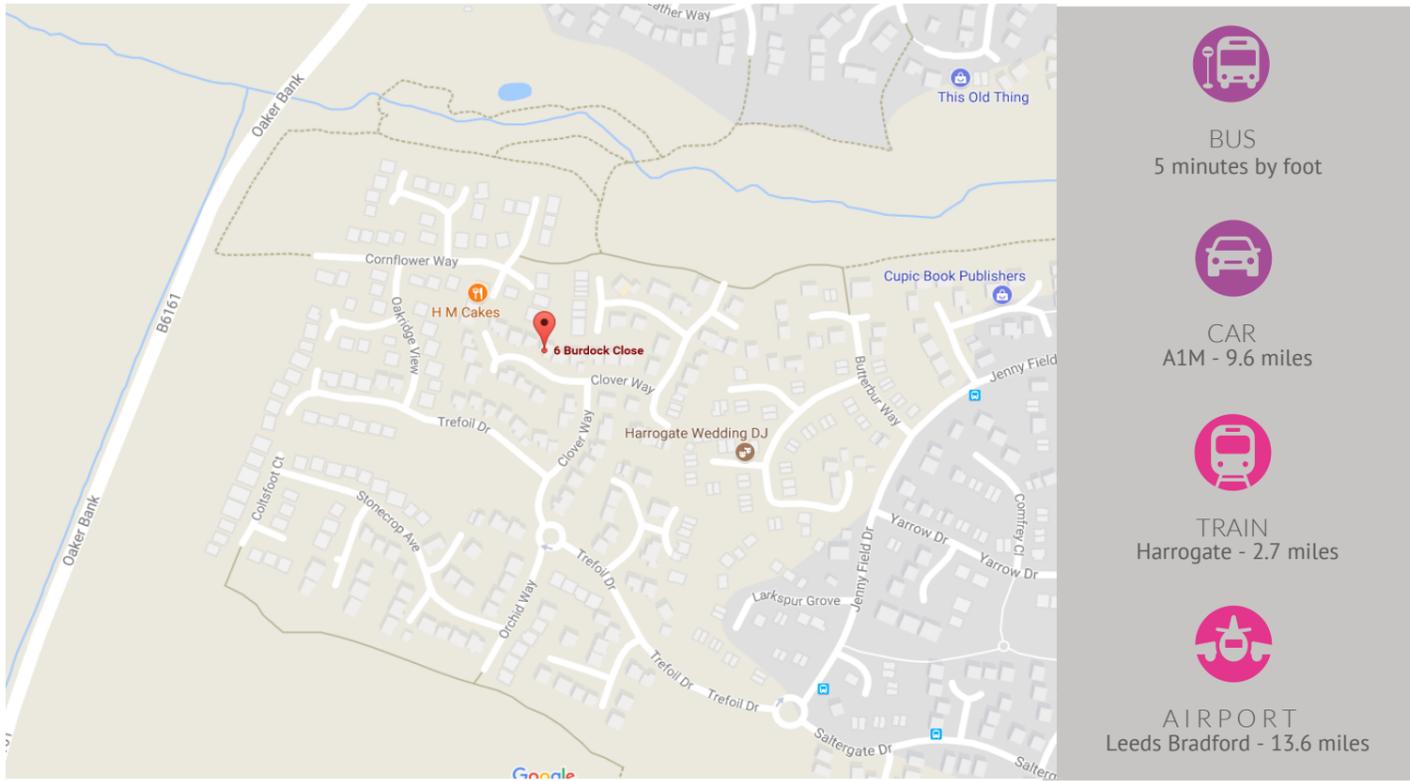


MYRINGS

Harrogate's Number 1 Family Estate Agent



BURDOCK CLOSE, HARROGATE, NORTH YORKSHIRE, HG3 2WF



£1,350
UNFURNISHED

DIRECTIONS

Proceed north out of Harrogate along the A61 Ripon Road. Turn left at the traffic lights into Jenny Field Drive. Follow the road for 1.3 Miles until reaching the roundabout bearing right into Trefoil Drive, then turn left into Burdock Close.

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
	81		81
69		69	

England & Wales EU Directive 2002/91/EC

MYRINGS

Harrogate's Number 1 Family Estate Agent

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

[@myringsestate](https://twitter.com/myringsestate) [@myringsestateagents](https://facebook.com/myringsestateagents) [@myringsestate](https://instagram.com/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.



BURDOCK CLOSE, HARROGATE, NORTH YORKSHIRE, HG3 2WF

£1,350 PCM - UNFURNISHED

This superb four bedroom family detached property offers well presented accommodation throughout. With the benefit of a private rear garden and integral tandem garage, the property sits within a quiet cul-de-sac in a highly popular residential location close to local amenities.

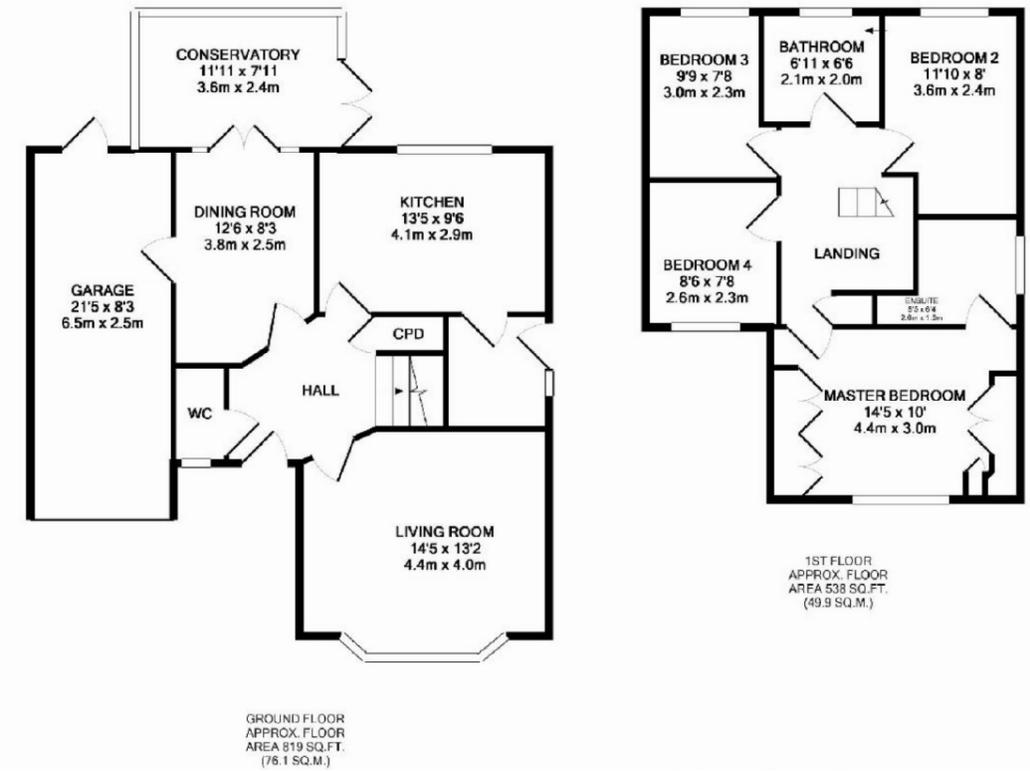
With gas fired central heating and UPVC double glazing throughout, the property comprises: Entrance hall with wood effect flooring and useful storage cupboard, wc, a lovely light and airy bay fronted living room, modern fitted breakfast kitchen with integrated appliances and adjoining utility room which has an access door leading to the outside. There is also a dining room with access door to the garage and double doors leading into a spacious conservatory which has french doors leading onto the rear garden. .

To the first floor a landing with storage cupboard

branches off to a master bedroom with fitted cupboards and en-suite shower room. There are three further double bedrooms and a newly fitted, fully tiled house bathroom with shower over the bath.

Outside, the property has a front tarmac drive leading to an attached tandem garage. To the rear there is a flagged patio seating area on to a lawn garden which leads down to a large decking area with wooden summer house.

Located on the North Western Outskirts of Harrogate, this popular residential area attracts families and professional couples alike. There are excellent local amenities close by, including a primary school, leisure centre and shops. There is easy access to open countryside and the beautiful



DEPOSIT
£ 1, 5 5 7

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.

