

MYRINGS

Harrogate's Number 1 Family Estate Agent



GREEN LANE, HARROGATE, NORTH YORKSHIRE, HG2 9JP



2



5



3

£2,600

UNFURNISHED

DIRECTIONS

From the Prince of Wales roundabout proceed along the A61 Leeds Road. Continue over the St. Georges roundabout and turn right at the traffic lights into Leadhall Lane. Continue for 0.6 of a mile then turn right into Green Lane where the property can be found on the right hand side just before the roundabout.

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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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](https://www.instagram.com/myringsestate) [@myringsestateagents](https://www.facebook.com/myringsestateagents) [@myringsestate](https://www.linkedin.com/company/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.

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[PrimeLocation.com](https://www.primelocation.com)

[rightmove](https://www.rightmove.co.uk)

[onTheMarket.com](https://www.onthemarket.com)

LAND & NEW HOMES NETWORK

The Property Ombudsman

Zoopla
Smarter about property

Relocation network

FIA
FEDERATION OF INDEPENDENT AGENTS

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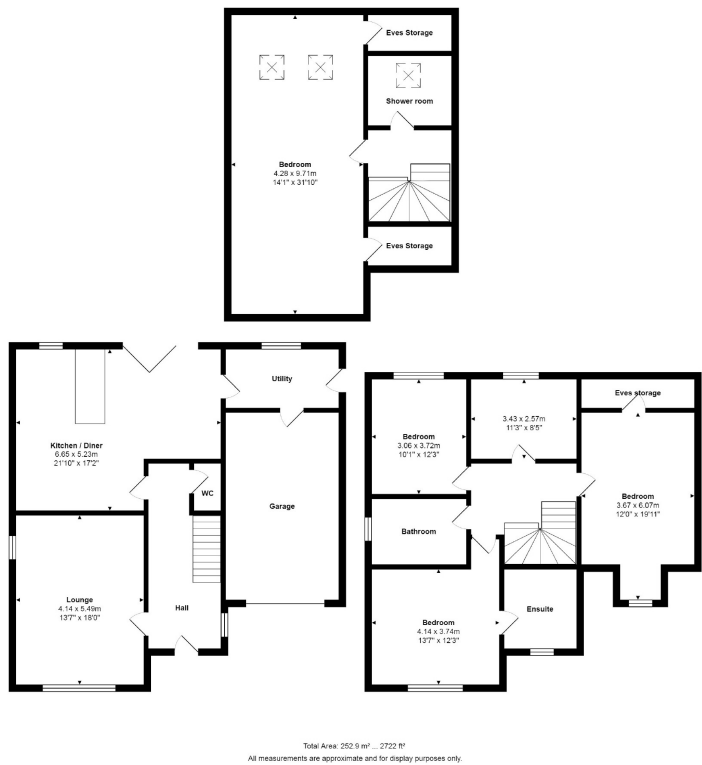
£2,600 PCM - UNFURNISHED

A stunning five bedroom detached home in the desirable location of Green Lane offering large luxury open plan kitchen and three stylish bathrooms

Located opposite Ashville college, this executive property is fronted by a paved driveway providing parking for multiple cars and leading to the single integrated garage. Internally, the property opens to the entrance hall with downstairs WC, large living room and open plan dining kitchen with modern fitted shaker style units housing integrated appliances, bi fold doors to the rear enclosed garden, utility room with American style fridge freezer, washing machine and dryer, side access and access to the integrated single garage. To the first floor there is the master bedroom with en suite shower room, house bathroom and three further bedrooms. To the second floor there is a large bedroom with storage in to the eaves and

further shower room. To the outside there is an enclosed rear garden to the rear and side.

Green Lane is 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 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 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



DEPOSIT
£ 3 , 0 0 0

TAX BAND



EPC RATING



PETS BY
NEGOTIATION

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.

