

MYRINGS

Harrogate's Number 1 Family Estate Agent



HUTTON GATE, HARROGATE, NORTH YORKSHIRE, HG2 9QG



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2

£1,500

UNFURNISHED

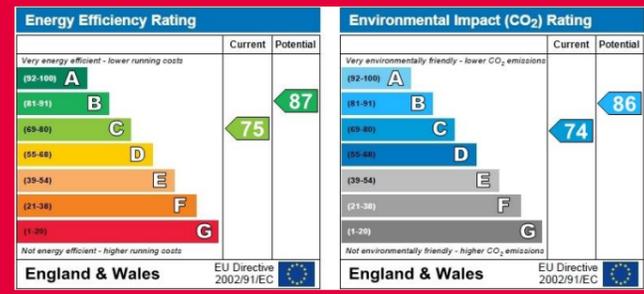
DIRECTIONS

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.

VIEWING

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

EPC



MYRINGS

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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.



HUTTON GATE, HARROGATE, NORTH YORKSHIRE, HG2 9QG

£1,500 PCM - UNFURNISHED

*** AVAILABLE FOR AN IMMEDIATE MOVE IN*** We are delighted to offer to the rental market this superb and recently modernised three bedroom property on the sought after 'Hutton Gate' development in Harrogate with good transport links and easy access to the town centre and local schools.

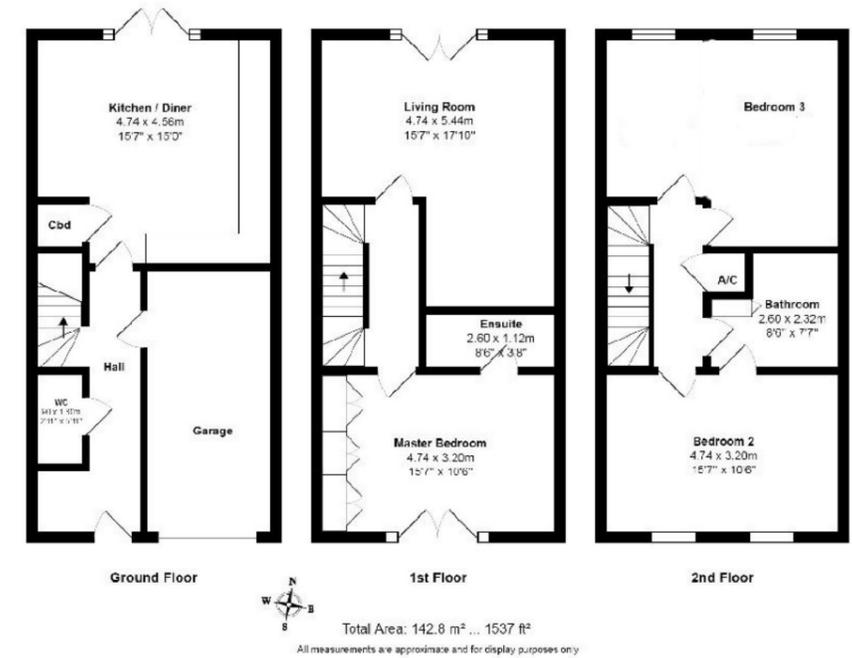
Positioned over three floors the accommodation comprises to the ground floor: separate w/c, access to the integral garage and a modern kitchen diner with a range of base and wall units, integrated fridge/freezer and dishwasher, electric oven and induction hob. There is also access onto the rear garden which has been landscaped offering a low maintenance patio and gravel area with trees

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 a recently refurbished en-suite. To the top floor there are two further spacious bedrooms and the modern house bathroom.

NOTE: The attic will not be accessible to tenants.

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



DEPOSIT
£ 1, 7 3 0

TAX BAND



EPC RATING



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.

