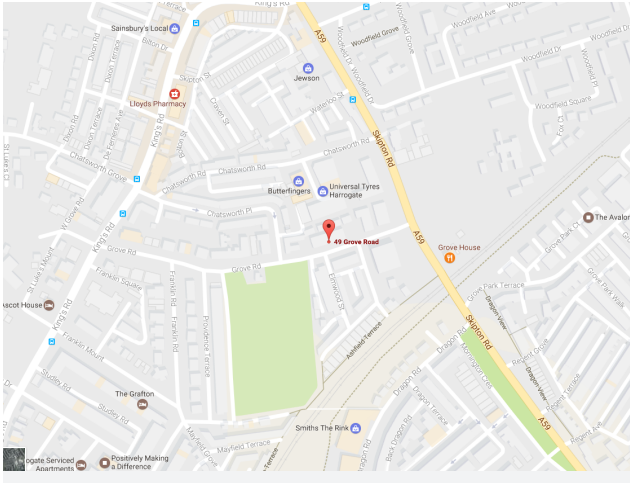
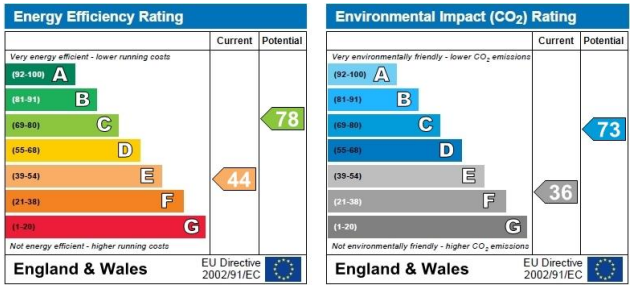


Total Area: 159.6 m² ... 1717 ft²
All measurements are approximate and for display purposes only



Viewing arrangements

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

Directions

Proceed up the Kings Road past the Conference Centre on the left hand side and turn right into Grove Road 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-returnable unless the landlord withdraws the property due to their own unforeseen circumstances.

49 Grove Road, Harrogate
Unfurnished - £1,450 PCM

MYRINGS
Harrogate's Leading Family Estate Agent



49 Grove Road, Harrogate, North Yorkshire, HG1 5EP

 2  4  2

This beautifully presented four bedroom, two bathroom period terrace property offers accommodation arranged over three floors and is situated in a convenient location within a stone's throw of Harrogate's town centre. Fronted by a lawned garden, the front door to the property opens in to a hall with solid wood flooring leading down to a bay fronted living room with feature fireplace and a large dining room with French doors opening on to the rear courtyard. There is also a superb modern fitted kitchen with a range of contemporary base and wall units and integrated appliances. A door leads down to a useful storage cellar. Ascending to the first floor, a central split level landing branches off to a stunning house bathroom with roll top

bath, sink with mirror and automatic light over, w/c, heated towel rail and a walk in rain fall mains shower. There are two double bedrooms both with feature fireplaces and a single bedroom or office. The second floor landing opens on to the master bedroom with ample eaves storage and through to a stylish en suite which has a large walk in mains shower with rain fall head, sink with mirror and automatic light over, w/c and heated towel rail. There is one allocated parking space to the rear and free parking is available on street. To the front there is a low maintenance lawned garden and to the rear a courtyard garden with useful storage shed.



3 minutes walk



A1M - 9 miles



Harrogate - 0.8 miles



Leeds Bradford - 12.8 miles

Location:

The property is located just off the popular Kings Road, near to Harrogate's nationally renowned Conference Centre and the town centre with its many attractions such as boutique shopping, fine restaurants and the 200 Acre Stray Parkland is within a short walk. The town is also renowned for it's reputable schools which are all close by. 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 fifteen minutes drive.

TAX BAND - C
EPC RATING - E
NO SMOKERS/ NO PETS
DEPOSIT - £1595.00