

MYRINGS

Harrogate's Number 1 Family Estate Agent



- BUS
1 minute walk
- CAR
AIM 7.9 miles
- TRAIN
Harrogate 0.3 of a mile
- AIRPORT
Leeds Bradford 12.2 miles

PARLIAMENT STREET, HARROGATE, NORTH YORKSHIRE, HG1 2BU

1

2

2

£950
FURNISHED

DIRECTIONS
From the Prince of Wales roundabout proceed along West Park with the Stray Parkland on the left hand side. Passing the cenotaph on the right continue along Parliament Street where the entrance to Harrogate House can be found on the left hand side.

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
82	85	1	1

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 @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.



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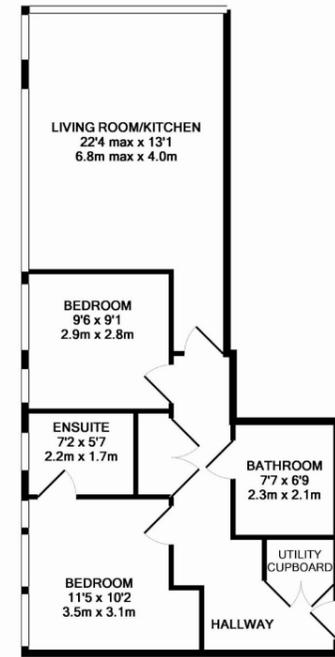
£950 PCM - FURNISHED

This development of stylish apartments are most appealing to those wanting the convenience of town centre surroundings on the door step, This 6th floor apartment provides an elevated position with secure parking and open plan layout for contemporary living. OFFERED FOR LET FULLY FURNISHED, AS PICTURED

Accessed via a secure entry communal door into pleasant communal areas, a lift provides access to all floors. The front door to the property opens to a central hall with two useful storage/utility cupboards. There is a superb open plan living kitchen with fantastic rooftop views over the town centre. The kitchen itself is well equipped with integrated appliances, fitted units and granite work surfaces. Bedroom one is a good sized king with fitted wardrobes, and benefits from a fully travertine tiled en-suite shower room. Bedroom two also has a

double bed and is served by a stylish travertine tiled bathroom with over bath shower.

The property is located in the heart of Harrogate's town centre and only moments walk from both the 200 acre Stray Parkland and award winning Valley Gardens. Harrogate offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.1 SQ.M.)
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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DEPOSIT
£1,096

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 for 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.

