

BUS
5 minutes walk



CAR
AIM 8.1 Miles



TRAIN
Harrogate 1 Miles



AIRPORT
Leeds Bradford 12.7 Miles

MYRINGS

Harrogate's Number 1 Family Estate Agent



KENT ROAD NORTH, HARROGATE, NORTH YORKSHIRE, HG1 2EX



1



2



1

£875

UNFURNISHED

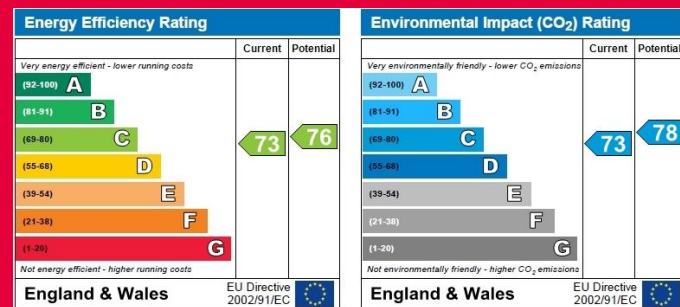
DIRECTIONS

From Harrogate's town centre, proceed along the A61 Ripon Road past the Majestic Hotel turning left into Kent Road. Proceed ahead turning right into Kent Road North where the property can be found on the right hand side.

VIEWING

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

EPC



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

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

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

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

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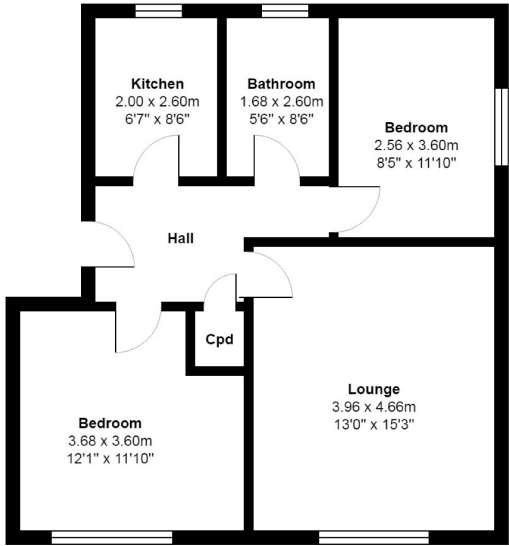
£875 - UNFURNISHED

We are very pleased to offer for let this newly refurbished two bedroom ground floor apartment in the sought after Duchy Estate.

The well planned interior has been completed to the highest standard and offers:- communal entrance hall, Private entrance hall with storage cupboard and entry phone system, modern fitted kitchen, spacious lounge, two double bedrooms and luxury shower room. Externally there are well maintained communal gardens, ample unrestricted on-road parking.

Situated within the Duchy Estate which is regarded as one of Harrogate's most sought after addresses, Kent Road North is only a short drive from the town centre which is abundant with attractions such as boutique shopping and fine restaurants, and famed for its Royal Baths, Pump Rooms Museum and 200 Acre Stray

Parkland. The town is also renowned for its reputable schools which are all within a short commute, particularly Brackenfield Primary and Harrogate Ladies College. 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 Area: 59.7 m² ... 643 ft²
All measurements are approximate and for display purposes only



DEPOSIT
£1,009

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 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

