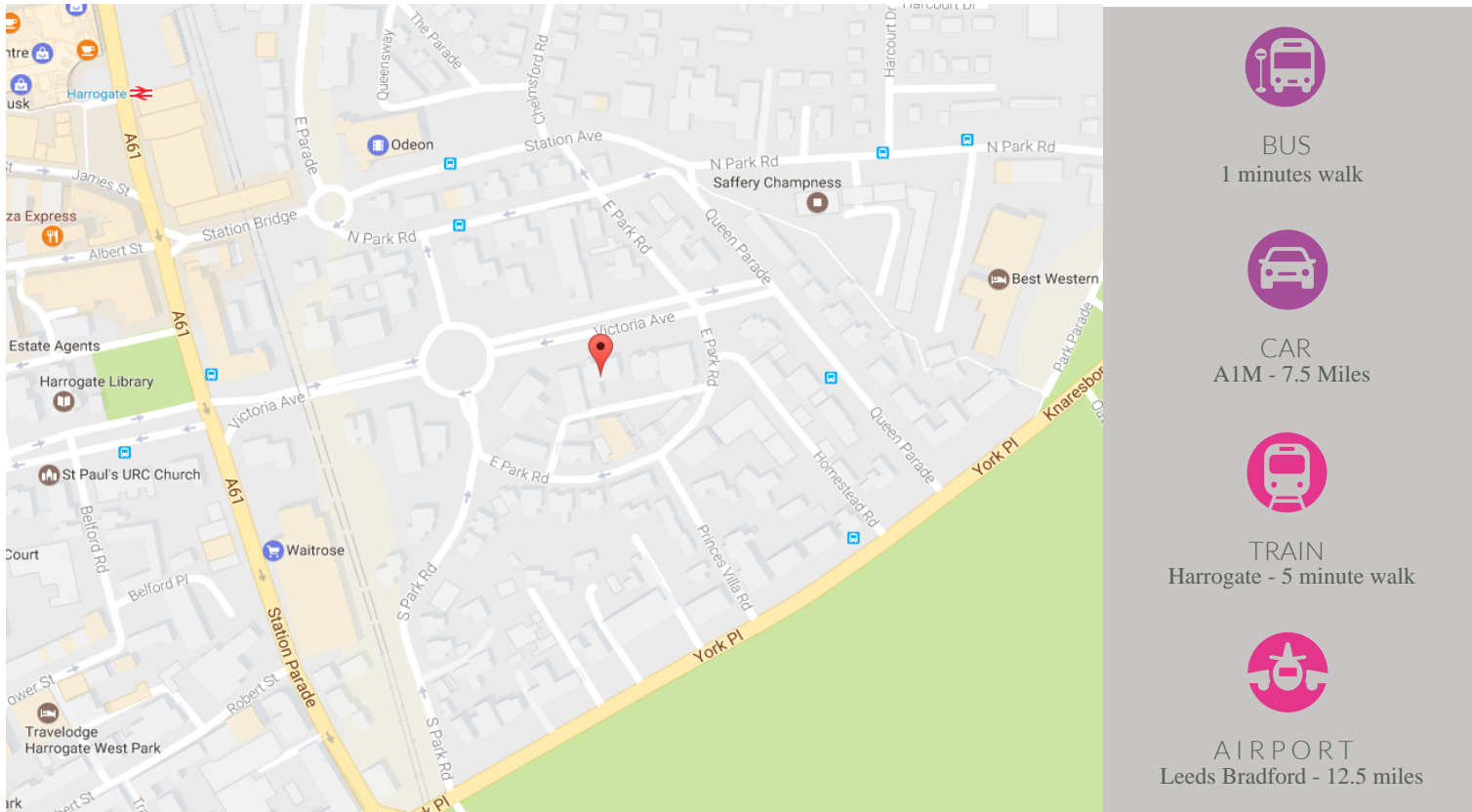


MYRINGS

Harrogate's Number 1 Family Estate Agent



BUS
1 minutes walk



CAR
A1M - 7.5 Miles



TRAIN
Harrogate - 5 minute walk



AIRPORT
Leeds Bradford - 12.5 miles

VICTORIA AVENUE, HARROGATE, NORTH YORKSHIRE, HG1 5PR



1



2



2

£1,325

UNFURNISHED

DIRECTIONS

From Harrogate town centre continue along Station Parade tuning left into Victoria Avenue. Follow the road to the roundabout where number 28 can be found on the far right 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
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
A (92-100)		A (82-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
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	

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 @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.

arla | propertymark PrimeLocation.com rightmove onTheMarket.com

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FIA FEDERATION OF INDEPENDENT AGENTS

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VICTORIA AVENUE, HARROGATE, NORTH YORKSHIRE, HG1 5PR

£1,325 PCM - UNFURNISHED

A stunning two double bedroom first floor apartment forming part of an impressively refurbished Victorian property in the heart of Harrogate town centre. The property has secured off street allocated parking and a garden.

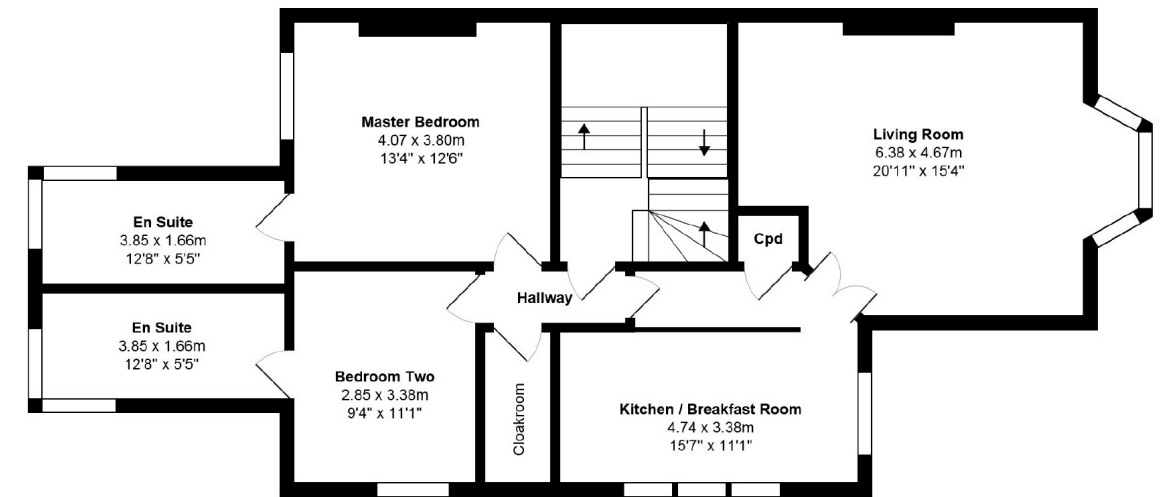
The building opens to a large communal entrance hall with a staircase ascending to the private first floor entrance. The apartment itself opens to a reception hall with intercom and alarm system and leads to a stunning breakfast kitchen with a range of bespoke handmade units, Corian worktops and integrated appliances. Double walnut doors lead through to a beautiful bay fronted living room with walnut flooring.

There are two well proportioned double bedrooms with luxury carpets, TV and sky points, CAT 5 connections. Each bedroom has luxury En Suite facilities with Italian polished porcelain tiling,

separate mains shower with rainfall head, bath with mirrored panel, wall mounted Duraint w/c and sink/vanity drawer unit with mirror over. Both have Hans Grohe fittings. A separate cloakroom completes the accommodation with wall mounted w/c and sink unit.

Externally the apartment has a pleasant garden area, Yorkshire stoned pathway with LED lighting and benefits from a dedicated parking spot to the rear.

Victoria Avenue is a highly desirable address in the heart of Harrogate's town centre and only moments walk from the 200 acre Stray Parkland. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of fine restaurants, cafes and bars along with fantastic transport links.



Total Area: 97.9 m² ... 1054 ft²
All measurements are approximate and for display purposes only



DEPOSIT
£1,528

TAX BAND



EPC RATING



PETS BY
NEGOTIATIO

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.

