

MYRINGS

Harrogate's Number 1 Family Estate Agent

SANDERS WALK, HARROGATE, NORTH YORKSHIRE, HG1 4FA



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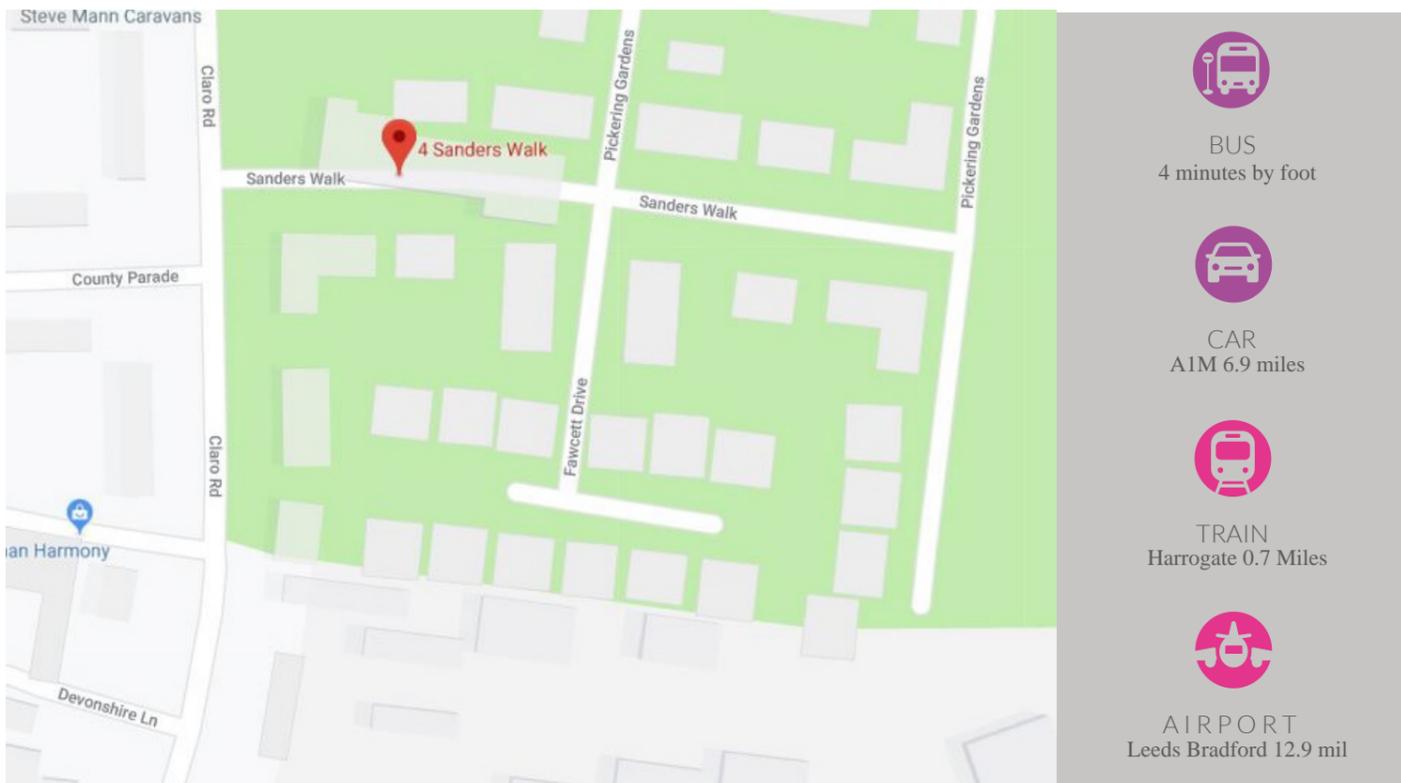
4



2

£1,650

FURNISHED/



BUS
4 minutes by foot



CAR
AIM 6.9 miles



TRAIN
Harrogate 0.7 Miles



AIRPORT
Leeds Bradford 12.9 mil

DIRECTIONS

From the Empress roundabout proceed along Skipton Road turning right into Claro Road. Proceed down the road and turn right into Sanders Walk 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	90	90	92

Energy Efficiency Rating: A (89-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (82-100), B (61-81), C (50-80), D (39-54), E (21-38), F (1-20), G (1-20).

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.

arla | propertymark PrimeLocation.com rightmove onTheMarket.com

LAND & NEW HOMES NETWORK

The Property Ombudsman

Zoopla Smarter about property

Relocation network

FIA FEDERATION OF INDEPENDENT AGENTS

Proud Supporters Of:

St Michael's Hospice



SANDERS WALK, HARROGATE, NORTH YORKSHIRE, HG1 4FA

£1,650 PCM - FURNISHED/UNFURNISHED

A luxury four bedroom semi detached property located in this highly desirable modern development, with fantastic road links. The property has been updated to offer the most luxurious accommodation and comes with an enclosed rear garden and detached garage.

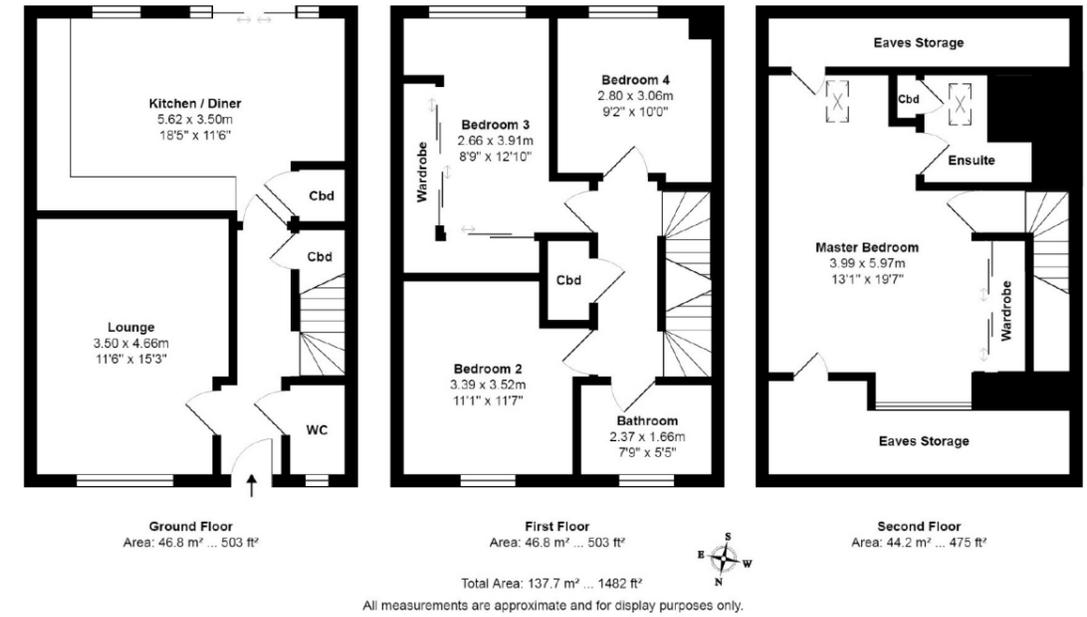
Boasting bamboo shutters, stylish decor and floorings throughout, the accommodation comprises -Entrance hall with staircase to the first floor, spacious living room, high specification fitted kitchen with integrated appliances, granite work surfaces and double doors leading to the garden. To the first floor there are three bedrooms, one with fitted wardrobes, and designer house bathroom. The master suite is ideally located on the second floor and offers built in wardrobes and en-suite Shower room.

Outside, there is an attractive front garden, driveway providing parking for multiple cars, detached garage

and enclosed rear garden offering a great space for entertaining.

The property can be offered furnished, as seen, for £1850PCM

Located to the East side of Harrogate in a popular residential district with nearby schools including Harrogate High School, the Harrogate Hospital and access down the Wetherby Road for the daily commuter travelling into Leeds. A handy parade of shops are two minutes away on the Knaresborough Road. Harrogate town centre offers a range of excellent shopping facilities together with a train station and regular bus networks into Leeds and York, and the nearby market town of Knaresborough.



£
DEPOSIT
£1,900

TAX BAND
E

EPC RATING
B

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 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.

