

MYRINGS

Harrogate's Number 1 Family Estate Agent

TREFOIL DRIVE, HARROGATE, NORTH YORKSHIRE, HG3 2WB



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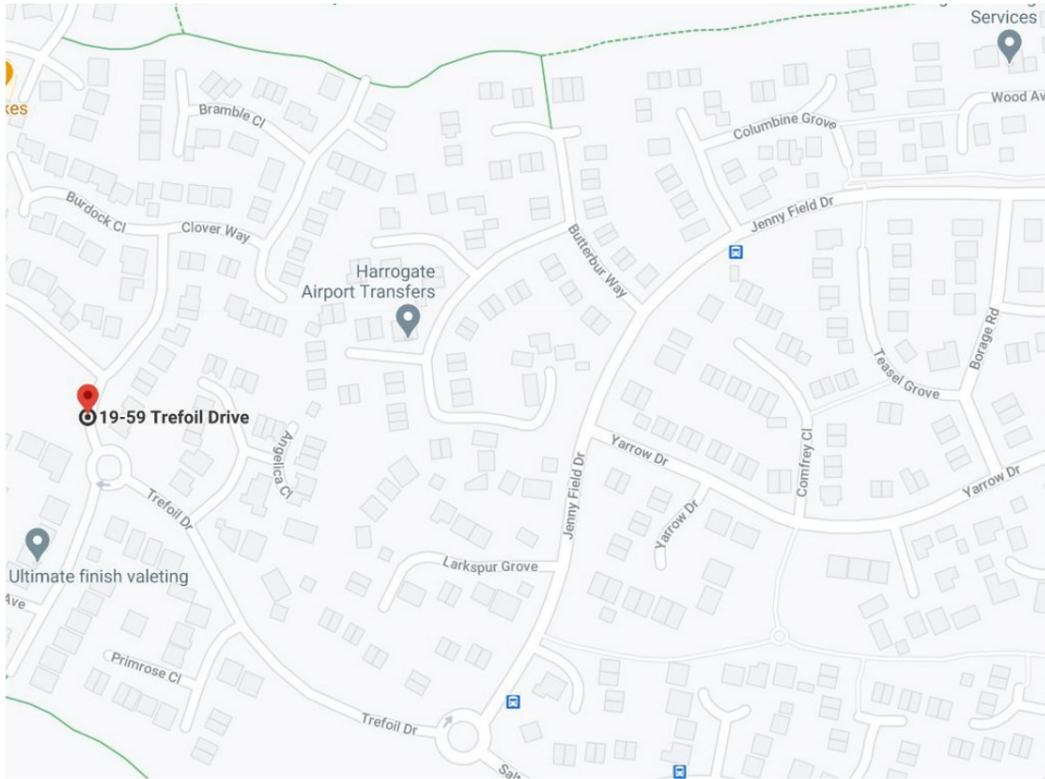
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£1,600

UNFURNISHED



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AIRPORT

DIRECTIONS

Proceed north out of Harrogate along the A61 Ripon Road. Turn left at the traffic lights into Jenny Field Drive. Follow the road for 1.3 Miles until reaching the roundabout bearing right into Trefoil Drive where number 27 can be found on the left 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

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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](http://arla.propertymark) PrimeLocation.com rightmove onTheMarket.com

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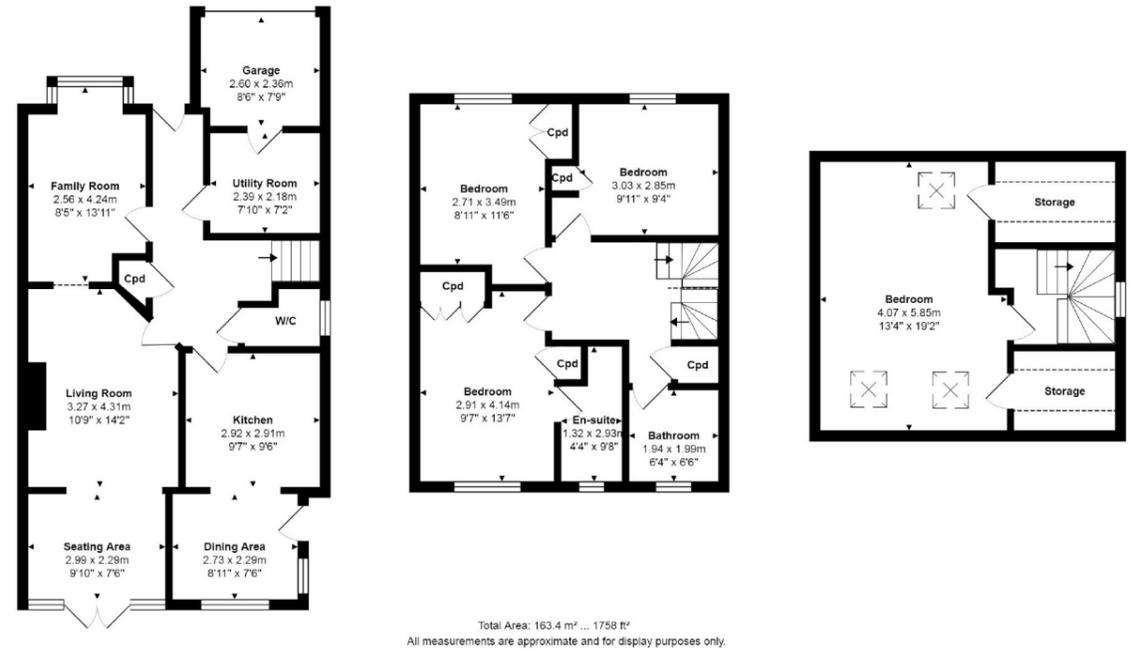
£1,600 PCM - UNFURNISHED

This refurbished and beautifully presented detached family property boasting four bedrooms and South facing gardens, forms part of a popular, modern development on the outskirts of Harrogates town centre.

The accommodation comprises entrance hall with access to a family room, WC, utility room which leads in to the garage, large living room which has been extended to provide an extra seating area that leads via patio doors to a decked area and lawned garden. The stylish modern kitchen is newly fitted with a range of base and wall units and has a dining area of good proportions. To the first floor there are three double bedrooms one with an en suite and a newly fitted bathroom comprising of a white suite with shower over bath. There are stairs leading to the second floor which has been converted into a very

large bright airy bedroom with useful storage. The property has new carpets throughout.

Located on the North Eastern Outskirts of Harrogate, this popular residential area attracts families and professional couples alike. There are excellent local amenities close by, including a primary school, leisure centre and shops. A short drive or bus journey provided by a regular service takes you into the town centre which offers boutique shopping, an excellent range of restaurants and bars, and the famed 200 acre Stray Parkland. 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 twenty minutes



£ DEPOSIT £1,846

TAX BAND E

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 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.

