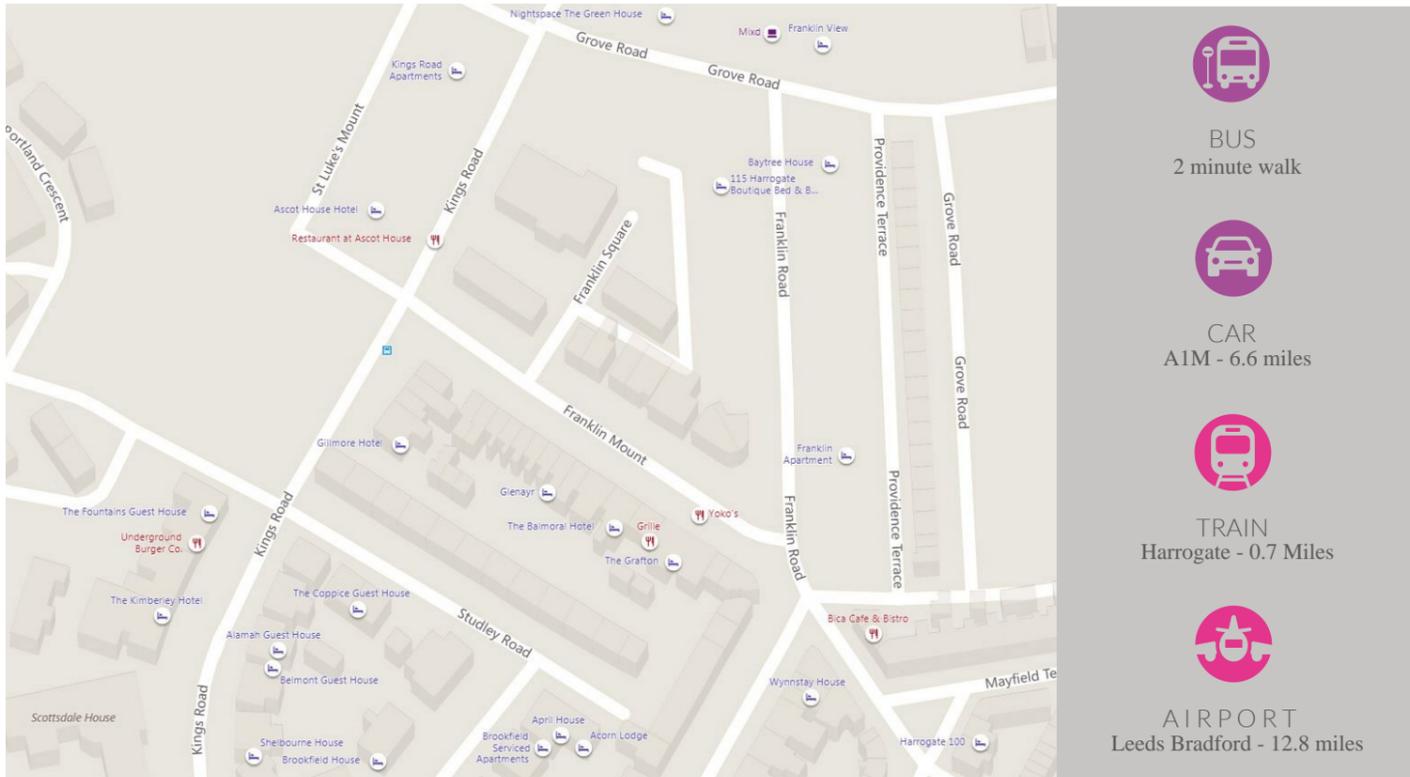


# MYRINGS

Harrogate's Number 1 Family Estate Agent



BUS  
2 minute walk



CAR  
A1M - 6.6 miles



TRAIN  
Harrogate - 0.7 Miles



AIRPORT  
Leeds Bradford - 12.8 miles

## KINGS ROAD, HARROGATE, NORTH YORKSHIRE, HG1 5HH



1



2



3

£1,700

UNFURNISHED

### DIRECTIONS

From the town centre proceed along the Kings Road passing the International Conference Centre on the left hand side. Turn right just after the traffic lights into Franklin Mount where the property can be found on the left hand side.

### VIEWING

Strictly by appointment through Myrings  
Telephone 01423 569007  
Email [lettings@myringsestateagents.com](mailto:lettings@myringsestateagents.com)

### EPC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><b>Energy Efficiency Rating</b></p> <p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> <p>England &amp; Wales EU Directive 2002/91/EC</p>			
	76	76	
<p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>England &amp; Wales EU Directive 2002/91/EC</p>			
		73	73

# MYRINGS

Harrogate's Number 1 Family Estate Agent

Myrings Estate Agents 10 Princes Square, Harrogate, HG1 1LX  
Web [myrings.property](http://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.linkedin.com/company/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.

[arlanetwork.com](http://arlanetwork.com) | [propertymark.com](http://propertymark.com) | [PrimeLocation.com](http://PrimeLocation.com) | [rightmove.com](http://rightmove.com) | [onTheMarket.com](http://onTheMarket.com)



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# KINGS ROAD, HARROGATE, NORTH YORKSHIRE, HG1 5HH

£1,700 PCM - UNFURNISHED

**5 The Balmoral is a stunning two bedroom, two en-suites upper ground floor apartment forming part of this exclusive new development in Harrogate's town centre. The apartment enjoys a private entrance, high cornice ceilings, private front lawned garden and allocated parking.**

Finished to a very high standard throughout, the apartment opens via a private entrance into a hall with a cloaks cupboard. Leading through there is a fabulous, bright and airy open plan living space and kitchen with oak flooring. The spacious living area also has space large enough to accommodate a dining table, and the high quality kitchen is well equipped with integrated appliances and granite work surfaces. Adjoining the kitchen is a useful separate utility room. An inner hall provides access on to two extremely well proportioned double bedrooms both

which benefit from stylish en-suite shower rooms. There is also a tiled house bathroom with a separate shower enclosure.

Franklin Mount is located close to Harrogate's town centre and only a short walk from the 200 acre Stray Parkland and award winning Valley Gardens. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The nearby Kings Road also boasts a variety of cafe's, deli's and daily conveniences. The area is renowned for it's reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the AIM linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.

Approximate Gross Internal Area = 117.2 sq m / 1261 sq ft

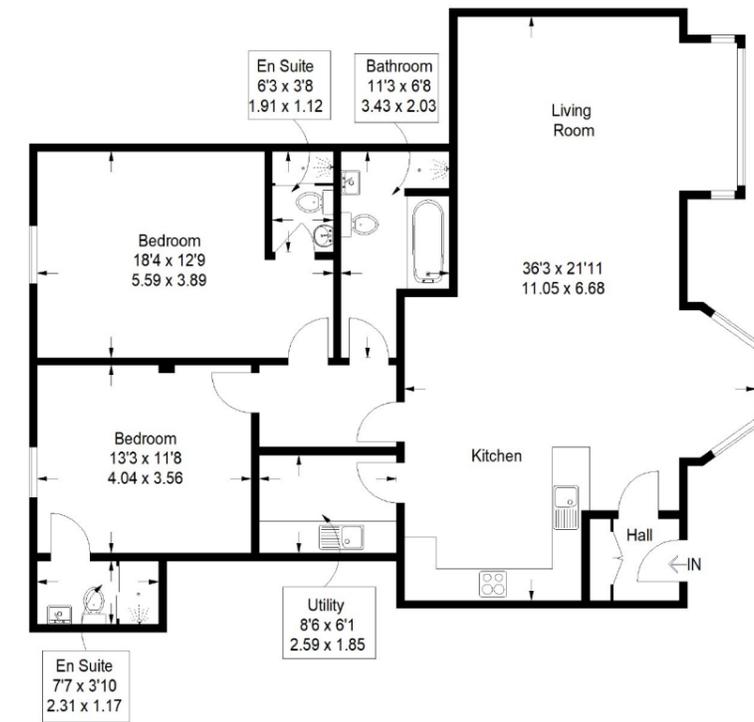


Illustration for identification purposes only, measurements are approximate, not to scale.



DEPOSIT

£1,961

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 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.

