

# MYRINGS

Harrogate's Number 1 Family Estate Agent

**ST. GEORGES ROAD,  
HARROGATE, NORTH YORKSHIRE, HG2 9BP**



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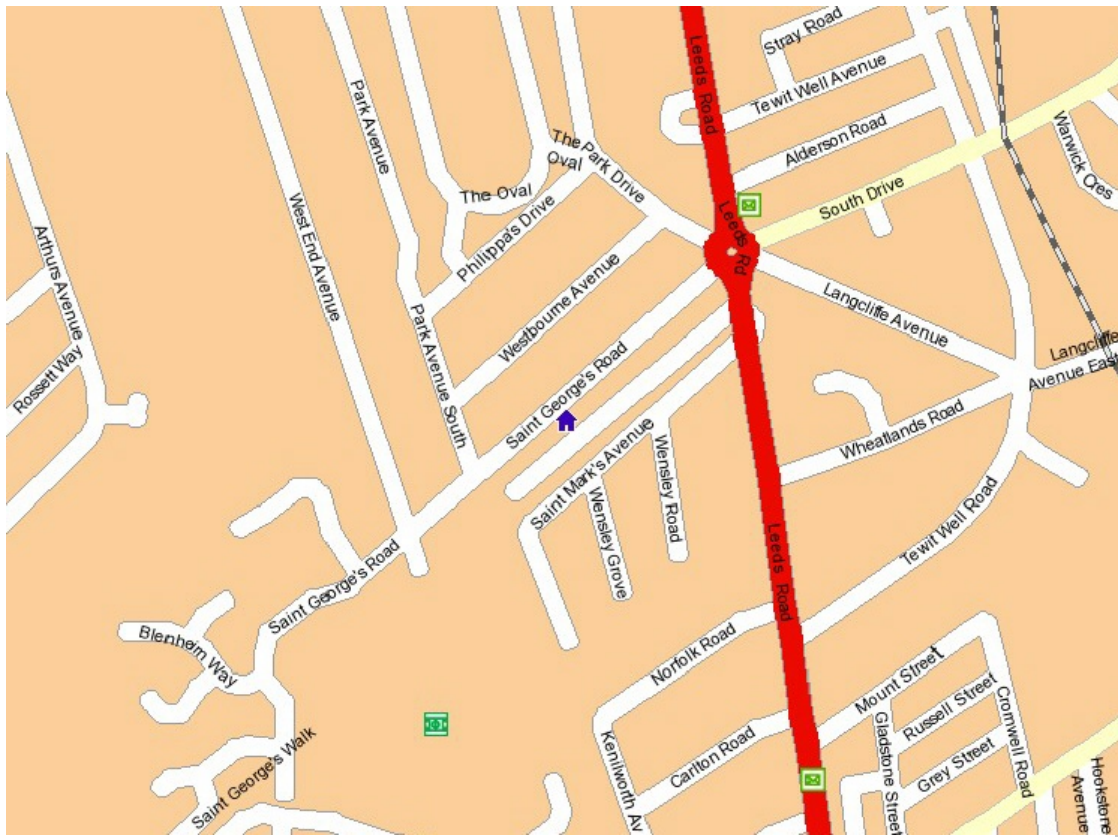
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£850

UNFURNISHED



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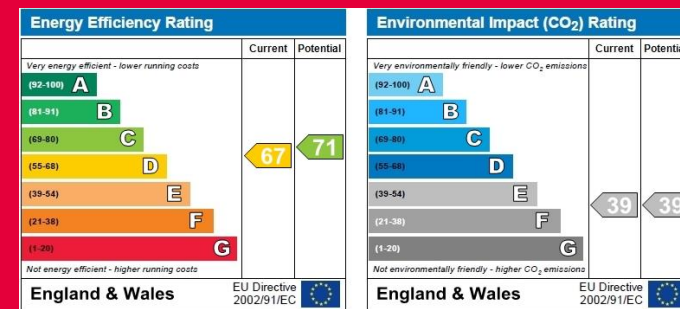
## DIRECTIONS

Proceed out of Harrogate on the A61 Leeds Road turning right at the roundabout (fourth exit) into St Georges Road, where number 57 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



# MYRINGS

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**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.twitter.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.

[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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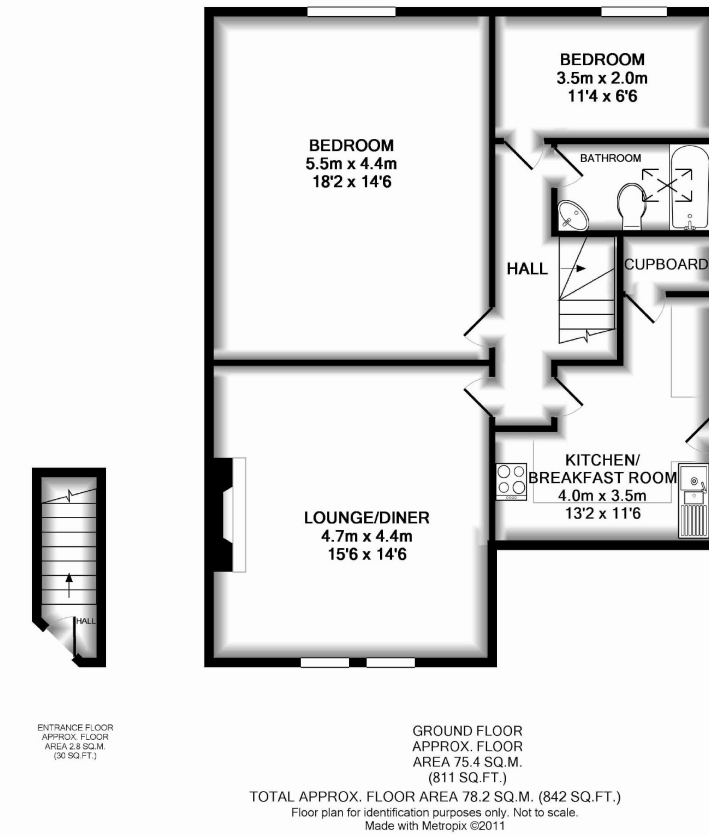
# ST. GEORGES ROAD, HARROGATE, NORTH YORKSHIRE, HG2 9BP

**£850 PER MONTH - UNFURNISHED**

**An immaculately presented, light and airy two bedroom second floor flat with designated parking space located on a sought after tree lined road to the south side of Harrogate.**

Accessed via pleasant, secure entry communal areas, a staircase leads up to the first floor where the entrance to the apartment can be found. An internal staircase ascends to a central hall which branches off on to a lovely lounge centred around a feature fireplace with recessed shelving to either side of the chimney breast. Adjoining the lounge is a modern fitted kitchen with a range of units and an access door leading to an external staircase which goes to the rear car park. The master bedroom is a very good sized double, and the second bedroom makes an ideal home office, study or single bedroom. Serving the bedrooms is a stylish, fully tiled house bathroom with an over-bath shower.

St Georges Road is a highly desirable address close to 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 restaurants and bars.



DEPOSIT  
£ 9 8 0

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

