



TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92 SQ.M.)



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			
England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
42		51	
36		44	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 569007
Email lettings@myringsestateagents.com

Directions

From the Empress roundabout proceed along the A59 Knaresborough Road taking the second left turn which takes to the rear of Granby Road. The car park and communal pedestrian entrance to Strayside can be found on the left hand side.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

Please note that this property is to be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months. In order to apply for this property you will need to pay our application and reference fee of £130 + VAT (single applicant) or £190 + VAT (two applicants). This will be payable on the return of a fully filled out application form which we can send via email or one can be filled in at the Myrings office. References will be obtained using a credit reference agency and tenants are responsible for all legal and administrative fees, VAT and Government Stamp Duty in connection with the Tenancy Agreement. If a guarantor is required an additional fee of £65 + VAT is payable. If you are unable to move into a property for 4 - 6 weeks, a holding deposit of minimum £200 is payable to secure the property and to take it off the market. Please note that during your tenancy term other fees may be chargeable if you are not present at property inspections or your check out from the property. Please ask us for a full breakdown of our costs which may be applicable during the term of your proposed tenancy. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy. The Bond is the equivalent of one month's rent plus £100 payable in cleared funds at the commencement of the tenancy. The application fee and holding deposit are non-returnable unless the landlord withdraws the property due to their own unforeseen circumstances.



Flat 7 Strayside, Granby Road, Harrogate
 Unfurnished - £825 PCM

MYRINGS
 Harrogate's Leading Family Estate Agent



Flat 7 Strayside, Granby Road, Harrogate, North Yorkshire, HG1 4ST



A spacious light and airy two bedroom two bathroom second floor apartment with stunning views across the Stray parkland and with the benefit of allocated off street parking to the rear. Within easy walking distance of Harrogate town centre and the extensive amenities on Knaresborough Road.

The accommodation with electric heating comprises in brief: Communal entrance lobby with a staircase rising to a communal second floor landing. Private reception hall with useful cloaks cupboard and utility cupboard. Large recess which could be utilised as a study area with enough space for a desk. Main living/dining room with modern electric fire and two picture windows to the front elevation enjoying distant aspects across the Stray parkland. The living space opens to a modern light wood fitted kitchen with integrated appliances. There are two large double bedrooms, one with wardrobes and the master having a fully tiled en suite finished in

porcelain tiling. The second bathroom is also fully tiled and has a bath with mains power shower over, wall mounted w/c and sink and stainless steel heated towel rail.

Outside to the rear of the development the flat has the advantage of an allocated off street parking space.

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



2 Minutes by foot



A1M 6.5 miles



Harrogate 0.8 mile



Leeds Bradford 12.7 miles

Location:

Granby Road is a most convenient location within a short walk of Harrogate's town centre which offers a wide variety of restaurants, bars and designer boutiques. The train and central bus stations are a short walk for the daily commuter travelling into Leeds, York and beyond. The A1M is only seven miles away which links into the national motorway network, and Leeds Bradford International Airport is a mere twenty minutes' drive away.

TAX BAND - D
EPC RATING - E
NO PETS OR SMOKERS
DEPOSIT - £951.00