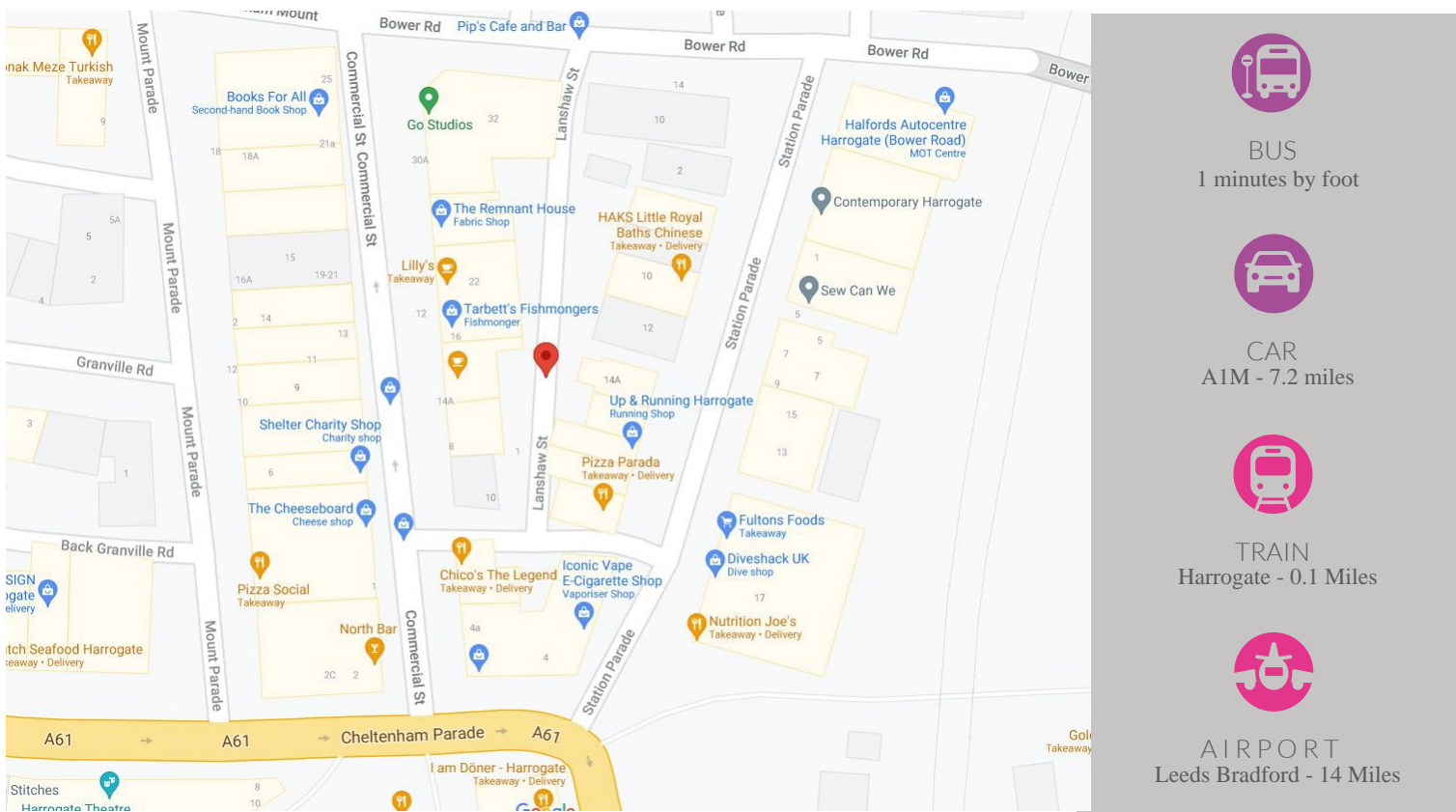


# MYRINGS

Harrogate's Number 1 Family Estate Agent



- BUS  
1 minutes by foot
- CAR  
A1M - 7.2 miles
- TRAIN  
Harrogate - 0.1 Miles
- AIRPORT  
Leeds Bradford - 14 Miles

## LANSHAW STREET, HARROGATE, NORTH YORKSHIRE, HG1 1US

1

1

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**£670**

**UNFURNISHED**

### DIRECTIONS

The private entrance is located on Lanshaw Street which lies between Commercial street and Station parade

### VIEWING

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

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	69	69
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# 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  
 @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.

# LANSHAW STREET, HARROGATE, NORTH YORKSHIRE, HG1 1US

**£670 PCM - UNFURNISHED**

**A very exciting opportunity to rent a duplex apartment in Harrogate Town Centre which has been recently completed to a very high standard**

The apartment is located on the ground floor of this secure development and is accessed via the private entrance area. Internally the property comprises of an entrance hallway that leads to a modern shower room with stylish fittings including a walk in shower. Also leading from the hallway is a useful storage room. Stairs to the first floor reveal a bright airy lounge with contemporary kitchen area which includes a range of units and appliances. To the front elevation there is a good sized double bedroom.

Commercial Street is a most convenient location in the heart of Harrogate's town centre with its many

attractions such as boutique shopping, 200 acre Stray Parkland and an excellent range of restaurants and bars. The town is also renowned for its 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, the A1M linking to the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



 DEPOSIT £ 7 5 0	TAX BAND 	EPC RATING 	
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## 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.

