32a Nydd Vale Terrace
Harrogate, HG1 5HA

- ONE BEDROOM LOWER GROUND FLOOR FLAT
- RECENTLY REFURBISHED
- SITUATED CLOSE TO THE TOWN CENTRE

£460 PCM
A recently refurbished lower ground floor flat located in the very heart of the Harrogate town centre.

The property has the benefit of double glazing and comprises: Communal entrance vestibule to the rear with door and staircase leading to the lower ground floor, half landing, wc with wash hand basin, open plan living kitchen with range of wall mounted cupboards, base units and drawers and double glazed window to front and connecting door to double bedroom with double glazed window and corner shower cubicle.

**Inside**

**GROUND FLOOR**
Communal Entrance Vestibule

**LOWER GROUND FLOOR**
Living Kitchen 15’ x 12’6”
Bedroom with shower cubicle 9’ x 8’9”

WC

**DIRECTIONS - HG1 5HA**
From Harrogate take East Parade and at the roundabout turn left into Bower Road. Turn right into Mayfield Grove and then second right into Nydd Vale Terrace.

**Terms of Tenancy**
1. The property is offered on an assured shorthold tenancy agreement for a minimum of six months.
2. A returnable bond of £575 is required to be held for the duration of the tenancy.
3. The rent is exclusive of services.
4. The tenant is responsible for the cost of references and the tenancy arrangement fee, the cost being £180 including vat for the first applicant, £90 including vat for each further applicant and £90 including vat if a guarantor is required.
5. No smokers or DSS.
6. No pets.
7. Council Tax Band A Council Tax 2014-2015 £1,046.68
8. Available now.

**Energy Performance Certificate**

**Terms of Tenancy**

**Energy Performance Certificate**

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