



**£3,495** Per calendar month



## Tudor House, 3a Fulwith Road, Harrogate, North Yorkshire, HG2 8HL



### Description

A most stunning, Tudor style, 5 bedroomed, detached house in this fabulous location. The well-appointed accommodation, which has neutral decorations and floor coverings throughout including wooden flooring to the 4 main reception areas, has 4 quality bathrooms, modern fitted breakfast kitchen with granite work surfaces, gas fired central heating and double glazing. Outside there are attractive gardens maintained at the landlord's expense, garage and driveway access via electric gates. An internal inspection is strongly recommended to appreciate the quality, location and landscaped setting of this property.



### Location

Situated within an exclusive residential area, to the sought after south side of the town, having excellent road and rail access for Leeds, York and beyond. The town centre is easily accessible and there are excellent primary and secondary schools within a short distance. There is also an excellent selection of shops on Leeds Road which is nearby.









### Available

NOW

### Unfurnished

Carpets, curtains, blinds, cooker, American double fridge freezer, dishwasher, tumble dryer and washing machine included

### Rental

£3,495 Per calendar month excluding all utilities

### Refundable Deposit

£4,695

### Viewing

If you would like to view this property please contact FSS on 01423 501211 and we will be pleased to make an appointment.

### Directions

From Harrogate town centre proceed along Station Parade in the left hand lane. At the Prince of Wales roundabout take the first exit into Leeds Road. At the roundabout take the third exit continuing along Leeds Road. At the traffic lights at the crossroads next to Marks & Spencers Food Hall continue straight on. Continue and just before the road drops down the hill turn left into Fulwith Road.

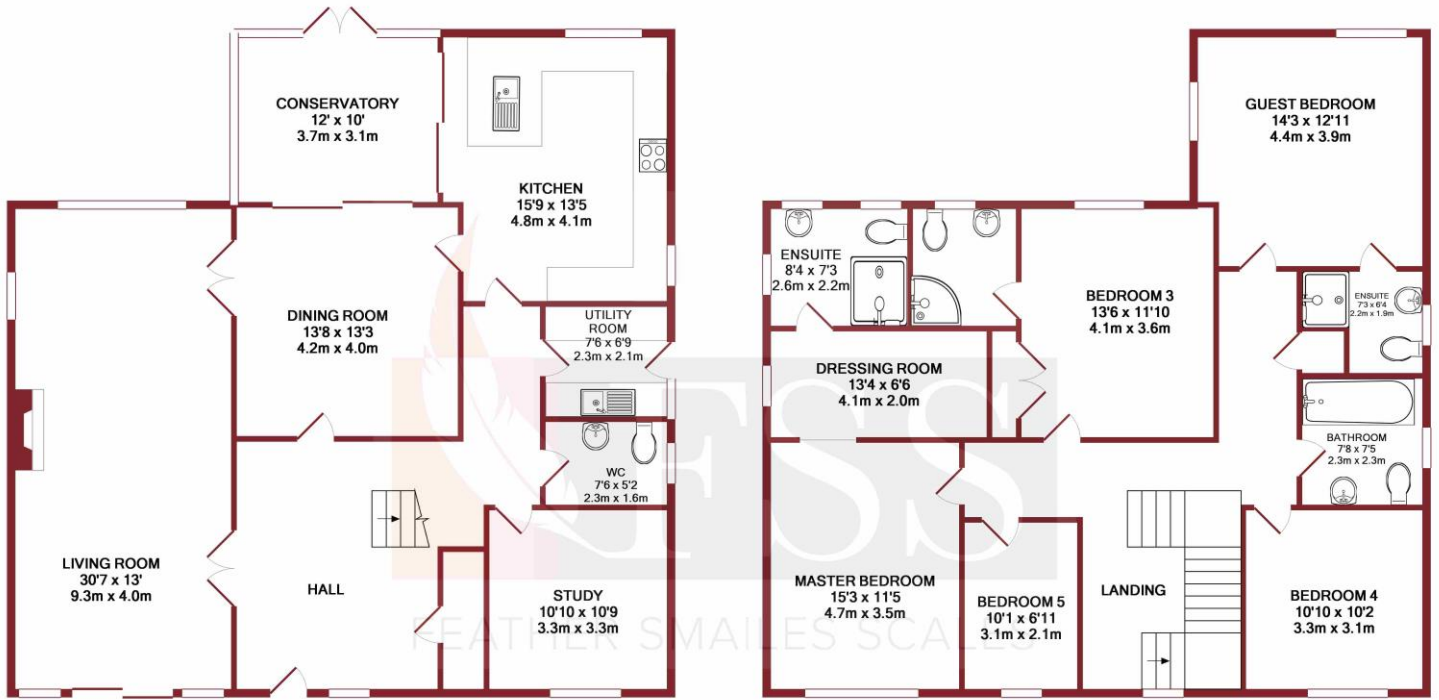
### Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months.
2. References will be obtained using a Credit Reference agency.
3. Sorry, no pets and no smokers without the Landlord's consent.
4. Tenant to share the tenancy set up costs with the Landlord for which there will be a fee of £240.00 inc. VAT. Additional reference requirements to be charged extra.
5. If a tenancy renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
6. We have been advised by the Harrogate Borough Council that the property is in Band G for the purpose of Council Tax.
7. The property will be withdrawn from the market as soon as an application form is accepted, pending receipt of references.
8. This property will be managed by the landlord.
9. Feather Smailes Scales are members of The Tenancy Deposit Scheme (The Dispute Service) and the security deposit paid by the tenant will be held in the scheme and fully protected under the terms of the contract.







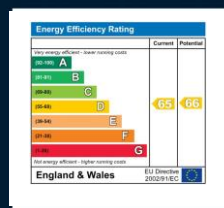


GROUND FLOOR  
APPROX. FLOOR  
AREA 1351 SQ.FT.  
(125.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 1232 SQ.FT.  
(114.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2583 SQ.FT. (240.0 SQ.M.)**  
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**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should reply on Statements by Feather Smailes Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smailes Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps and plans displayed are for illustration purposes only, photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relation to the property may change without notice. Viewing by appointment only. Feather Smailes & Scales is a limited liability registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



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