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-refundable unless the landlord withdraws the property due to their own unforeseen circumstances.

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Myrings Lettings are pleased to offer onto the rental market this tastefully presented two bedroom middle stone terraced house offering impressive accommodation over two floors with a good-sized enclosed rear courtyard garden.

With the advantage of gas fired central heating and UPVC double glazing the house comprises in brief: sitting room with a living flame gas fire. Dining kitchen with recessed appliances and useful under stairs storage cupboard.

To the first floor the landing branches to bedroom one with modern recessed wardrobes, a second bedroom and the stylish house bathroom which has separate shower stall finished in black slate style tiles, sink and w/c.

Externally there is a front walled forecourt and covered entrance. To the rear there is an enclosed good-sized rear courtyard/off street parking with a secure timber fenced boundary.

Location:
Located to the north side of town off Kind Edwards Drive within a short walk of the shops, regular bus networks into Harrogate, open countryside and Nidd Gorge.

Richard Taylor CE Primary & Bilton Primary schools are located nearby together with a regular bus network into the town centre.