

24 Norfolk Road, Harrogate,
North Yorkshire, HG2 8DA



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Description

A most stunning and immaculately presented, fully refurbished, semi-detached family home, in this much sought after area of Harrogate. The accommodation, which is arranged over three floors, has been decorated to a high standard, with tiled and wood flooring to the living accommodation and neutral carpeting to the 1st and 2nd floors. There are spacious reception rooms with a fabulous bespoke dining kitchen having bi-folding doors leading to the rear garden and patio area. There are 5 double bedrooms and 3 quality bathrooms - 2 of which are en suite to the master and guest bedrooms. There is gas fired central heating with the ground floor having underfloor heating. Outside there is ample driveway parking, garage (for storage only, no vehicular access) and lawn and patio gardens. An internal inspection is recommended to appreciate this delightful property.



Location

The property is located on this attractive tree lined street, on the much sought after south side of the town, having excellent amenities nearby. The town centre is within easy access. There are very good primary and secondary schools within a short distance and a superb selection of shops on the Leeds Road. For the commuter, there is good road and rail access, with the A61 nearby for Leeds and the by-pass for the motorway network is within easy reach. Hornbeam rail station is within walking distance.





Available

NOW

Unfurnished

Floor coverings, blinds, cooker, refrigerator, freezer, dishwasher and washing machine included

Rental

£3,750 Per calendar month excluding all utilities

Refundable Deposit

£4,500

Viewing

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

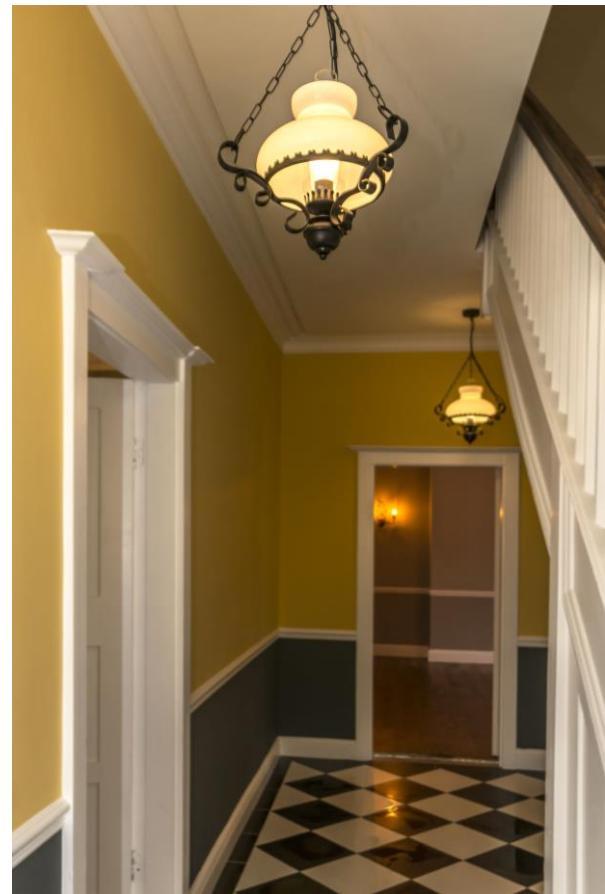
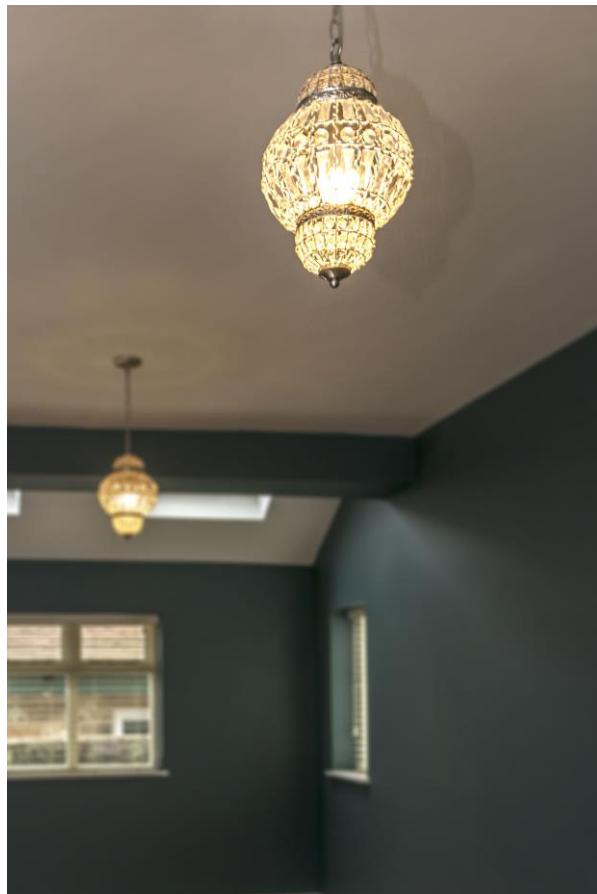
Directions

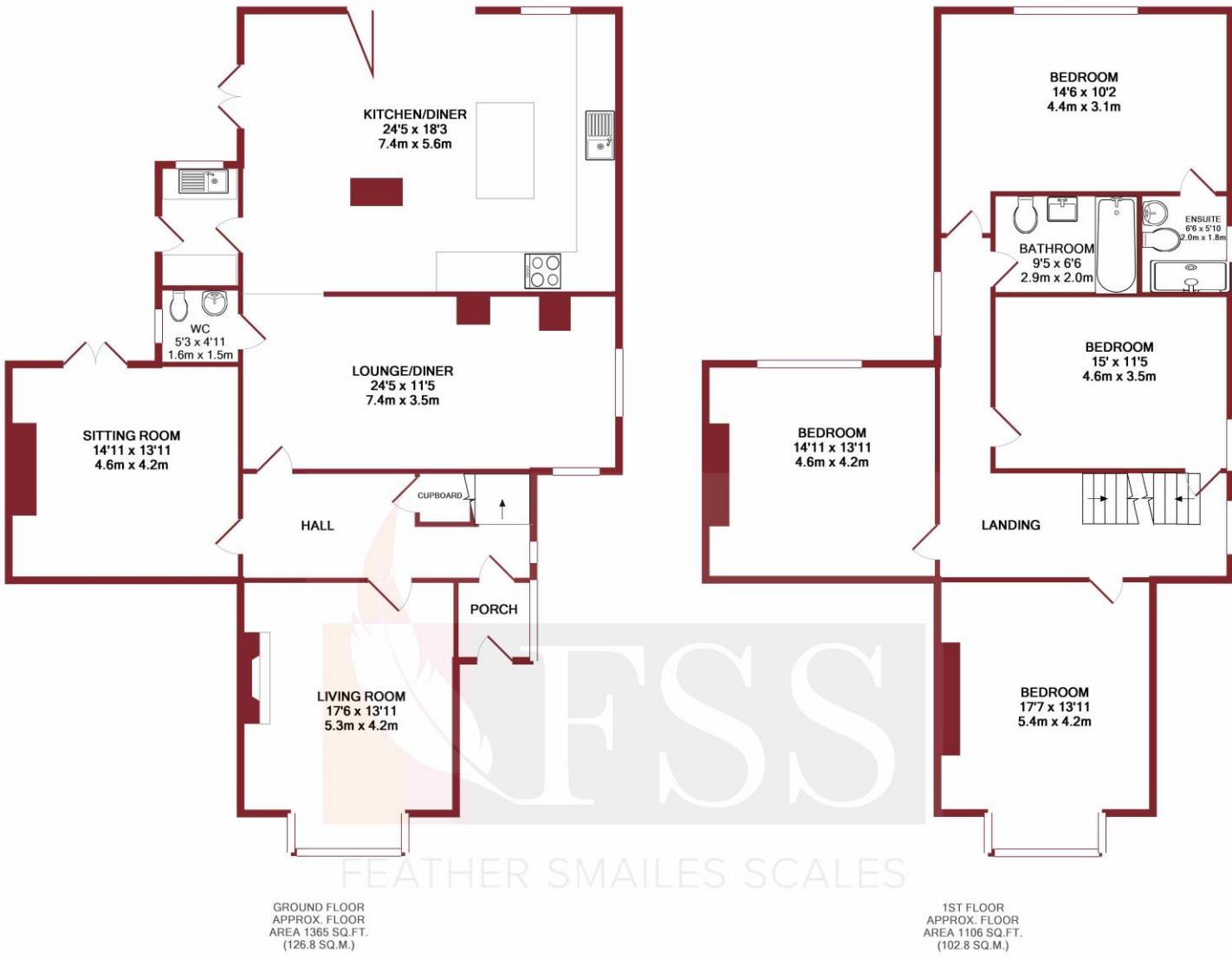
In Harrogate town centre proceed up Station Parade in the left-hand lane. At the traffic lights turn right into York Place and stay in the left-hand lane. At the Prince of Wales roundabout take the first exit into Leeds Road. At the next roundabout take the third exit and continue along Leeds Road. Turn right into Norfolk Road, the property is on the right-hand side.

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 F 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 Feather Smailes Scales LLP.
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.







2ND FLOOR
APPROX. FLOOR
AREA 228 SQ.FT.
(21.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2699 SQ.FT. (250.7 SQ.M.)
Made with Metropix ©2017

IMPORTANT NOTICE: 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should rely on Statements by Feather Smiales 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 Smiales Scales nor 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. Areas, 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 relating to the property may change without notice. Viewing by appointment only. Feather Smiales & 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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