



- Level walking to town centre
- Allocated parking
- Lift access
- Communal gardens

Queens Gate, Harrogate, HG1 5RQ

A beautifully presented second floor, two bedroom apartment, with lift access, communal gardens and allocated parking.

The property is within level walking distance of Harrogate town centre and its excellent transport links, shops, restaurants, bars and cafes.



£895 pcm



Property Description

The property benefits from gas central heating, double glazing and comprises, communal entrance with lift and stairs to the second floor, private entrance hall with good sized store cupboard, large living room with lovely views over the communal gardens, breakfast kitchen with a range of wall mounted cupboards, base units and drawers, quartz worktops, electric hob, oven, integrated microwave, washing machine, dishwasher, fridge/freezer and pull out larder, master bedroom with fitted wardrobes, bedroom two with fitted wardrobes and house bathroom with shower cubicle, bath, WC and basin.

LIVING ROOM

20' 0" x 13' 2" (6.1m x 4.01m)

BREAKFAST KITCHEN

13' 8" x 9' 4" (4.17m x 2.84m)

BEDROOM ONE

12' 1" x 11' 2" (3.68m x 3.4m) With fitted wardrobes

BEDROOM TWO

11' 2" x 10' 5" (3.4m x 3.18m) With fitted wardrobes

BATHROOM

8' 7" x 6' 4" (2.62m x 1.93m)

STORE CUPBOARD

5' 3" x 2' 9" (1.6m x 0.84m)

OUTSIDE

There is an allocated parking space for apartment 3, along with ample visitor parking.

The property also benefits from the use of immaculately kept communal gardens with sitting area.





AGENTS NOTE

All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

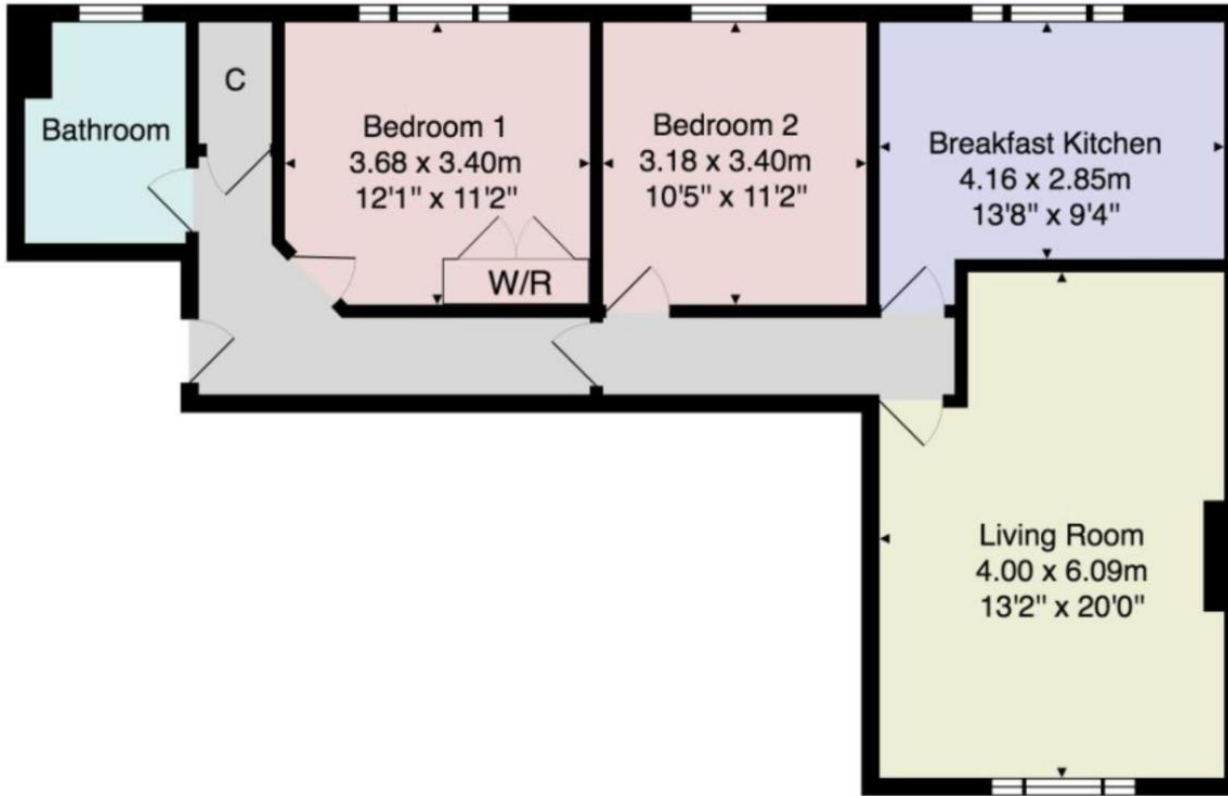
RENTAL PROCEDURE

1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

PAYMENTS

1. A holding fee equivalent to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.