



- Larger than average
- Close to excellent local schools
- Enclosed rear garden with store
- Close to excellent amenities

## Cavendish Street, Harrogate, HG1 4NT

A larger than average two bedroom inner terrace property, close to excellent local amenities. The property is neutrally decorated throughout, benefits from gas central heating, double glazing and comprises, generous entrance hall, living with bay window, dining room, kitchen with a range of wall mounted cupboards, base units and drawers with gas cooker. To the first floor is a large master bedroom, further double bedroom and house bathroom.



**£775 pcm**



## Property Description

### HALLWAY

### LIVING ROOM

17' 8" x 11' 10" (5.38m x 3.61m)

### DINING ROOM

12' 11" x 11' 10" (3.94m x 3.61m)

### KITCHEN

9' 4" x 6' 7" (2.84m x 2.01m)

### BEDROOM ONE

16' 2" x 15' (4.93m x 4.57m)

### BEDROOM TWO

12' x 9' 3" (3.66m x 2.82m)

### BATHROOM

9' x 6' 6" (2.74m x 1.98m)

### OUTSIDE

To the front of the property is a forecourt garden. To the rear of the property is a courtyard garden with useful store and timber boundary fencing.

### AGENT NOTES

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.



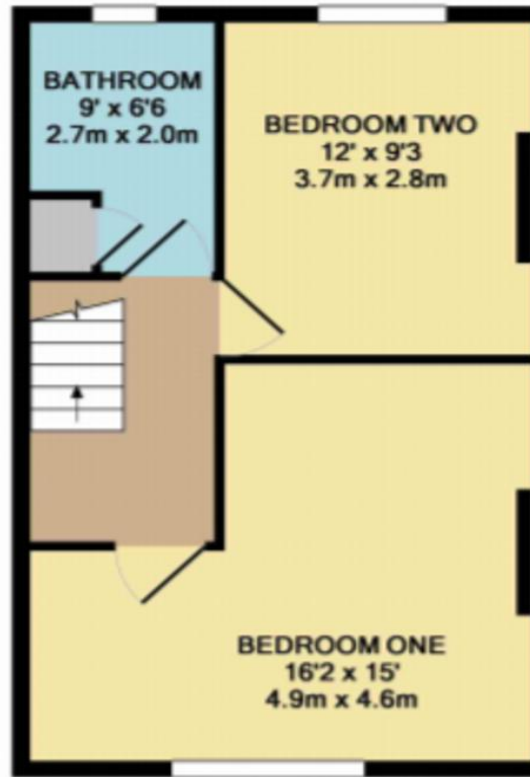
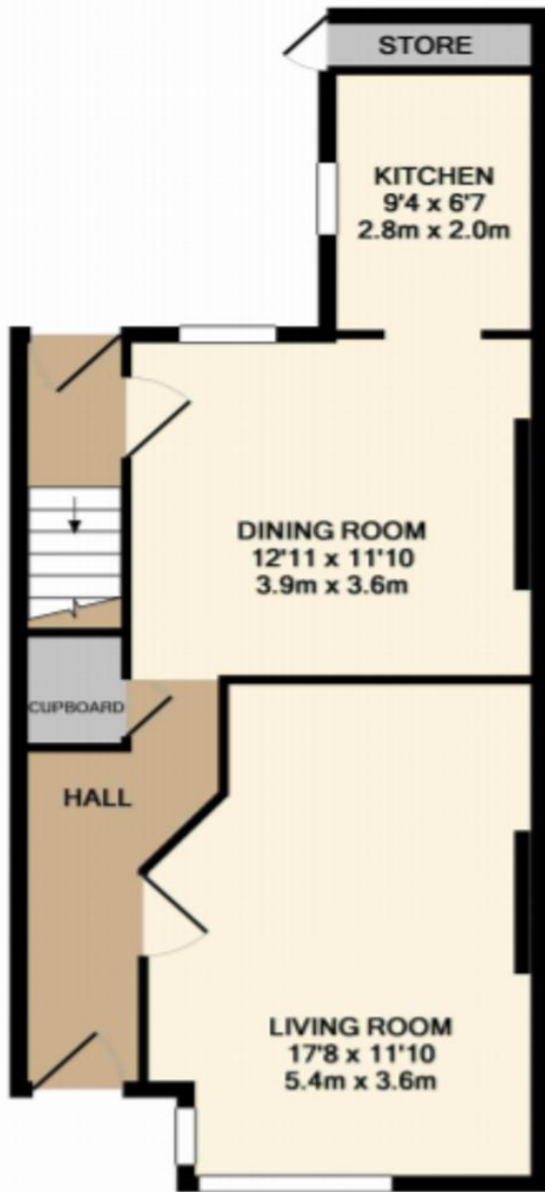


### **Rental procedure**

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		84   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

The Point, 1 Lower Railway  
Road, Ilkley, West Yorkshire,  
LS29 8FL

[www.whitakercadre.com](http://www.whitakercadre.com)  
01943 328343  
[info@whitakercadre.com](mailto:info@whitakercadre.com)

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.