



- Two bedroom flat
- Overlooking Valley Gardens
- Close to Cold Bath Road & town centre
- Includes appliances

### **Flat 3, 33 Harlow Moor Drive, Harrogate, HG2 0JY**

A beautifully presented two bedroom, second floor flat with lovely views of Valley Gardens, being close to Cold Bath Road and the town centre.

The property comprises, entrance hall, large living room, breakfast kitchen with modern units and appliances, two double bedrooms, bathroom and utility room.



**£850 pcm**



## Property Description

A beautifully presented two bedroom, second floor flat with lovely views of Valley Gardens, being close to Cold Bath Road and the town centre.

The comprises, entrance hall, large living room, breakfast kitchen with modern units, two double bedrooms, bathroom and utility room.

### COMMUNAL ENTRANCE HALL

With stairs to the second floor

### ENTRANCE HALL

with central heating radiator

### LIVING ROOM

19' 9" x 12' 3" (6.04m x 3.75m) with sash windows to the front of the property and central heating radiator

### BREAKFAST KITCHEN

10' 11" x 8' 11" (3.34m x 2.72m) With a range of wall mounted cupboards, base units and drawers, tiled splashback, electric oven, hob, extractor canopy, integrated dishwasher, fridge/freezer, laminate flooring, central heating radiator and window to the rear

### BEDROOM ONE

14' 11" x 10' 10" (4.57m x 3.31m) With central heating radiator and window to the rear

### BEDROOM TWO

15' 10" x 8' 7" (4.85m x 2.62m) with central heating radiator and window to the front



**BATHROOM**

7' 0" x 6' 5" (2.14m x 1.96m) With white suite comprising, panelled bath with shower over, low flush wc, basin with cupboard below, heated towel rail and window to the side of the property

**UTILITY ROOM**

6' 9" x 3' 9" (2.07m x 1.16m) With low flush wc, basin, washing machine and central heating boiler.

**PLEASE NOTE**

Please note that this property does not accept pets.

**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 of up 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 of up 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		77   C
55-68	D	64   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