



- Newly refurbished
- Stunning Stray views
- Balcony
- Bespoke kitchen

## **14 Beech Grove Court, Beech Grove, Harrogate, HG2 0EU**

A newly refurbished two bedroom luxury apartment, with bespoke kitchen, open plan living space, garage and magnificent views of The West Park Stray.

**£2,750 pcm**





## Property Description

### COMMUNAL ENTRANCE

With stairs and lift to the first floor.

### ENTRANCE HALL

With telephone entry system and utility cupboard with shelving and integrated Bosch washer/dryer.

### SNUG / DINING ROOM

14' 7" x 12' 3" (4.45m x 3.74m) Being open plan to the hallway/main living space, with central heating radiator and window to the front of the property.

### KITCHEN

17' 0" x 13' 1" (5.2m x 3.99m) Bespoke design by Clarity Arts, featuring display units, breakfast bar, quartz worktops, Franke hot water tap and integrated Bosch appliances including, fridge/freezer, oven, combi microwave, dishwasher, plate warmer and five ring gas hob.

### LIVING ROOM

17' 5" x 15' 1" (5.32m x 4.6m) With feature gas fire, central heating radiator, window to the front and door to the balcony with stunning views of The Stray and communal gardens.

### MASTER BEDROOM

14' 4" x 12' 2" (4.38m x 3.71m) With windows to the rear, with fitted wardrobe, bedside tables and central heating radiator.

### ENSUITE BATHROOM

12' 0" x 5' 1" (3.67m x 1.55m) With luxury four piece suite, comprising walk in shower, bath, low flush wc, basin with drawer below, heated towel rail, window to the rear and recessed medicine cabinet.





### **BEDROOM TWO**

11' 2" x 10' 7" (3.42m x 3.24m) With window to the front and central heating radiator.

### **SHOWER ROOM**

7' 3" x 3' 5" (2.21m x 1.06m) With walk in shower, low flush wc, basin with cupboard below and heated towel rail.

### **LOWER GROUND FLOOR**

The property benefits from a good sized storage bay in addition to a secure store room.

### **GARAGE**

With up and over door with light and power.

### **OUTSIDE**

The property sits in immaculately kept communal grounds with ample visitor parking.

### **ADDITIONAL NOTE**

Water rates are included within the rent.

### **COUNCIL TAX**

Band F

### **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 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	75   c	77   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