



- Newly refurbished
- Popular location
- Newly fitted kitchen
- Integrated appliances

27 Fieldway, Harrogate, HG1 3JZ

A newly refurbished three bedroom detached house, with garage, private garden, being close to excellent amenities and open countryside.

The property benefits from high quality fixtures and fittings, new combi boiler, new flooring and decoration throughout and comprises, entrance hall, open plan living/dining room with attractive bay window and French doors to the garden, newly fitted kitchen with integrated appliances, guest WC/utility and rear vestibule. To the first floor are three bedrooms and house bathroom.



£1,195 pcm



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ENTRANCE HALL

With UPVC double glazed window to the side, central heating radiator, oak effect laminate flooring and useful store cupboard.

LIVING/DINING ROOM

26' 6" x 10' 1" (8.08m x 3.08m) With UPVC double glazed window to the front of the property, oak effect laminate flooring and UPVC double glazed French doors to the rear garden.

KITCHEN

10' 3" x 7' 1" (3.14m x 2.16m) Newly fitted with a range of wall mounted cupboards, base units and drawers, integrated Bosch appliances, including oven, hob, fridge/freezer and dishwasher, laminate work tops, sink with mixer tap and UPVC double glazed window to the rear.

GUEST WC/UTILITY

With low flush W C, basin, UPVC double glazed window to the side and space and plumbing for a washing machine.

REAR VESTIBULE

With central heating radiator and UPVC double glazed door to the side of the property.





FIRST FLOOR

BEDROOM ONE

14' 9" x 8' 9" (4.52m x 2.68m) With Central heating radiator and UPVC double glazed window to the rear.

BEDROOM TWO

11' 5" x 8' 9" (3.48m x 2.68m) With central heating radiator and UPVC double glazed window to the front.

BEDROOM THREE

9' 7" x 5' 11" (2.94m x 1.82m) With central heating radiator and UPVC double glazed window to the rear.

BATHROOM

7' 6" x 5' 9" (2.31m x 1.76m) With white suite comprising, panelled bath with electric shower and glazed side screen, low flush WC and basin with cupboard below, heated towel rail and UPVC double glazed window to the front.

OUTSIDE

To the front of the property is a lawned garden with block paved driveway leading to a single garage.

To the rear of the property is a lawned garden with planted borders, block paved patio area and timber boundary fencing.

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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 on an initial six month term unless otherwise stated. All rents are exclusive of the usual 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.

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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