



- New flooring throughout
- Newly decorated throughout
- Modern kitchen with appliances
- Large rear garden

36 Hill Top Avenue, Harrogate, HG1 3BH

A newly refurbished three bedroom semi detached property, with generous gardens, modern accommodation and being close to excellent local schools and amenities.
The property benefits from new flooring and has been re-decorated throughout.



£995 pcm



Property Description

A beautifully presented three bedroom semi detached house, which has new flooring and decoration throughout.

The property benefits from gas central heating, double glazing and comprises, entrance hall, living room with bay window, dining room, modern kitchen with integrated appliances. To the first floor are three bedrooms and house bathroom.

ENTRANCE HALL

With UPVC double glazed door and side panels, central heating radiator, oak effect laminate flooring and under stairs cupboard.

LIVING ROOM

11' 11" x 10' 2" (3.64m x 3.12 m) With UPVC double glazed bay window to the front of the property, oak effect laminate flooring, hearth with inset gas fire and central heating radiator.

DINING ROOM

18' 9" x 10' 1" (5.74m x 3.09m) With UPVC double glazed window to the rear, oak effect laminate flooring, central heating radiator and storage shelving.

KITCHEN

17' 6" x 7' 5" (5.34m x 2.27m) With a range of wall mounted cupboards, base units and drawers, electric oven, hob, integrated washer/dryer, integrated fridge/freezer, extractor hood, oak effect laminate flooring, UPVC double glazed windows to the side and rear, along with a UPVC double glazed door to the rear garden.





FIRST FLOOR LANDING

With UPVC double glazed window to the side of the property.

BEDROOM ONE

12' 11" x 10' 2" (3.95m x 3.11m) With UPVC double glazed bay window to the front of the property and central heating radiator.

BEDROOM TWO

10' 11" x 10' 0" (3.33m x 3.07m) With UPVC double glazed window to the rear of the property and central heating radiator.

BEDROOM THREE

8' 0" x 5' 9" (2.44m x 1.76m) With UPVC double glazed window to the front of the property and central heating radiator.

BATHROOM

7' 5" x 6' 1" (2.28m x 1.86m) With panelled bath and electric shower over, low flush W/C, basin, heated towel rail and UPVC window to the side of the property.

OUTSIDE

To the front of the property is a low maintenance garden with mature shrubs, gravelled areas and driveway leading to the rear of the property.

To the rear of the property is a detached garage with up and over door. The garden is laid mainly to lawn with mature borders, timber boundary fencing, patio area and further paved area.

PLEASE NOTE

New blinds will be fitted to the living room, dining room, kitchen and landing prior to the commencement of a tenancy.

COUNCIL TAX

Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

AGENTS 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.

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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