



- Allocated off street parking
- 2 Bedroom duplex flat
- Breakfast kitchen
- Spacious accommodation

Flat 2, 77 Skipton Road, Harrogate, HG1 4LF

A well presented two bedroom duplex apartment, with allocated parking and providing easy access to excellent local schools, local shopping parade and the town centre. The property benefits from double glazing, gas central heating and comprises, large living room, breakfast kitchen, two double bedrooms and house bathroom.



£775 pcm



Property Description

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COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE

with stairs to the first floor

LIVING ROOM

16' 2" x 12' 4" (4.95m x 3.78m) With UPVC double glazed window to the front, central heating radiator, electric fire and built in storage.

BREAKFAST KITCHEN

13' 0" x 10' 2" (3.98m x 3.11m) With a range of wall mounted cupboards, base units and drawers, electric oven, gas hob, fridge freezer and space for washing machine, UPVC double glazed window to the rear of the property and central heating radiator.

BATHROOM

8' 2" x 7' 1" (2.49m x 2.16m) With panelled bath with shower over and glazed side screen, basin with drawers below, low flush wc, UPVC double glazed window to the side of the property and built in shelving.

REAR VESTIBULE

With UPVC door to the rear of the property.

FIRST FLOOR LANDING

With stairs to the second floor.





BEDROOM ONE

12' 2" x 16' 2" (3.71m x 4.94m) With UPVC double glazed window to the front of the property and central heating radiator.

BEDROOM TWO

13' 1" x 10' 11" (4m x 3.33m) With UPVC double glazed window to the rear of the property and central heating radiator.

OUTSIDE

To the rear of the property is an allocated off street parking space.

COUNCIL TAX

Band A

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	60 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