



- One bedroom ground floor flat
- Large living room with bay window
- Modern kitchen & bathroom
- Fitted blinds

## Flat 1, 81 Franklin Road, Harrogate, HG1 5EH

A well presented ground floor, one bedroom flat with high quality fixtures and fittings throughout and being within easy walking distance of Harrogate town centre.

The property benefits from gas central heating, double glazing and comprises, large living room with attractive bay window, modern kitchen, bedroom and bathroom.

**£695 pcm**



## Property Description

A well presented first floor, one bedroom flat with high quality fixtures and fittings throughout and being within easy walking distance of Harrogate town centre.

The property benefits from gas central heating, double glazing and comprises, large living room with attractive bay window, modern kitchen, bedroom and bathroom.

### COMMUNAL ENTRANCE HALL

#### LIVING ROOM

16' 1" x 13' 4" (4.91m x 4.07m) With attractive double glazed bay window, fire surround with inset electric fire, central heating radiator and door entry phone.

#### KITCHEN

10' 10" x 8' 8" (3.31m x 2.66m) With a range of wall mounted cupboards base units and drawers, electric oven, hob, extractor, double glazed windows to the rear and useful storage area

#### BEDROOM

12' 11" x 10' 9" (3.95m x 3.29m) With double glazed window to the rear, central heating radiator and wall mounted boiler.

#### BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m) With bath, shower over and glazed side screen, low flush wc, basin, heated towel rail, double glazed window to the rear and cabinet.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### REAR VESTIBULE

With UPVC double glazed door to the rear and useful store cupboard

#### OUTSIDE

To the rear of the property is a small courtyard.

#### PETS

Please note that this property does not allow pets.

#### COUNCIL TAX BAND A

#### AGENTS NOTES

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

The Point, 1 Lower Railway  
Road, Ilkley, West Yorkshire,  
LS29 8FL

[www.whitakercadre.com](http://www.whitakercadre.com)  
01423 803348  
[info@whitakercadre.com](mailto: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