



- Two bedroom house
- South facing rear garden
- Modern kitchen & bathroom
- Popular residential location

95 Lincoln Grove, Harrogate, HG3 2UD

A beautifully presented two bedroom house in a popular residential location close to excellent local schools and amenities.

The property benefits from gas central heating, double glazing and comprises, entrance porch, large living room, open plan kitchen/dining room, two double bedrooms, bathroom, pleasant gardens to front and rear and off street parking.



£775 pcm



Property Description

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ENTRANCE PORCH

LIVING ROOM

18' 8" x 11' 5" (5.7m x 3.5m) With laminate flooring, double glazed window to the front of the property and central heating radiator.

KITCHEN

11' 8" x 7' 4" (3.56m x 2.25m) Modern kitchen with a range of wall mounted cupboards, base units, drawers, electric oven, hob, washing machine and space for fridge/freezer.

DINING AREA

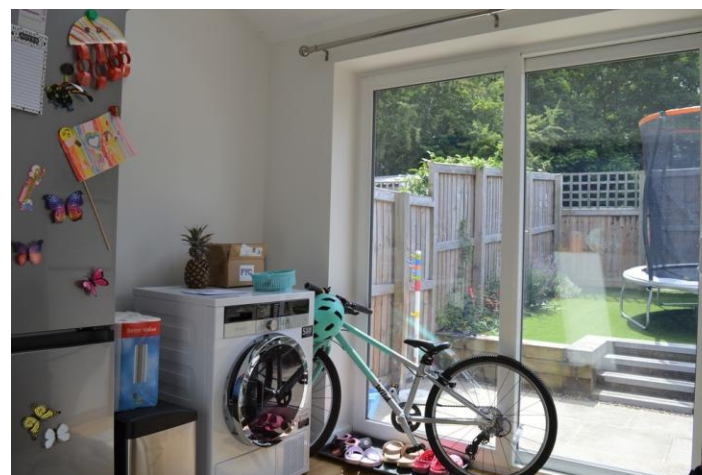
8' 5" x 6' 8" (2.59m x 2.05m) With UPVC double glazed patio doors to the rear garden.

BEDROOM ONE

11' 8" x 10' 11" (3.56m x 3.35m) With storage cupboard, double glazed window to the rear of the property and central heating radiator.

BEDROOM TWO

11' 8" x 8' 7" (3.56m x 2.64m) With double glazed window to the front of the property and central heating radiator.





BATHROOM

6' 2" x 5' 10" (1.9m x 1.8m) Modern white suite comprising, bath with shower over, basin with cupboard below and wc.

OUTSIDE

To the front of the property is a pleasant garden with mature shrubs and steps leading to property. To the rear of the property is a south facing garden, with patio area, artificial lawn, timber boundary fencing and hand gate leading to an off road parking space.

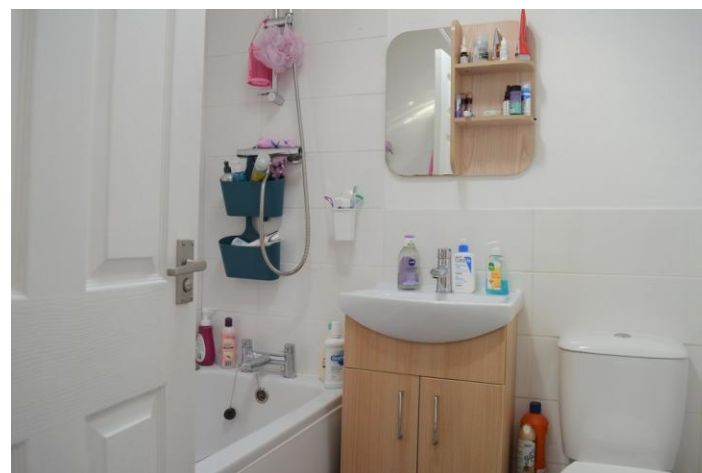
COUNCIL TAX BAND B

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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	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