



- One bedroom flat
- Additional study/dressing room
- Close to the town centre
- Modern kitchen & bathroom

Flat 2, 77 Franklin Road, Harrogate, HG1 5EH

A beautifully presented first floor, one bedroom flat with additional study/dressing room in a popular location, close to the town centre.

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



£725 pcm



Property Description

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COMMUNAL ENTRANCE

With stairs to the first floor.

PRIVATE ENTRANCE HALL

LIVING ROOM

16' 2" x 12' 3" (4.93m x 3.74m) With attractive bay window, central heating radiator and fireplace with electric fire.

KITCHEN

13' 8" x 5' 5" (4.17m x 1.67m) With a range of wall mounted cupboards, base units and drawers, electric hob, oven, washing machine and UPVC double glazed window to the front of the property.

BEDROOM

10' 5" x 9' 4" (3.19m x 2.85m) With central heating radiator and UPVC double glazed window to the side of the property.

STUDY

8' 3" x 7' 3" (2.53m x 2.21m) With central heating radiator and UPVC double glazed window to the rear of the property.

BATHROOM

7' 9" x 5' 5" (2.38m x 1.66m) With bath, wc, basin and heated towel rail.





NO PETS

Please note that this property does not accept pets.

EPC RATING D

COUNCIL TAX BAND B

AGENT 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		
81-91	B		
69-80	C		75 C
55-68	D	64 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