



- Two bedroom terrace
- Beautifully presented
- Furnished
- Modern bathroom & kitchen

## **29 Diamond Place, Harrogate, HG1 4QH**

A beautifully presented two bedroom terrace house close to the excellent amenities of Starbeck and within easy access of both Harrogate and Knaresborough. The property is furnished, benefits from gas central heating, double glazing and comprises living room, kitchen, bathroom, two bedrooms and pleasant courtyard to the rear.



**£750 pcm**



## Property Description

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### LIVING ROOM

13' 3" x 11' 9" (4.05m x 3.59m) With UPVC front door, UPVC double glazed window to the front and laminate flooring.

### KITCHEN

11' 3" x 11' 3" (3.44m x 3.45m) With a range of wall mounted cupboards, base units and drawers, electric oven, hob, fridge, freezer, washing machine, UPVC double glazed window to the rear and UPVC door to the courtyard.

### BATHROOM

5' 7" x 7' 2" (1.71m x 2.2m) With bath, electric shower over, basin, wc and UPVC double glazed window to the rear.

### FIRST FLOOR

#### BEDROOM ONE

12' 0" x 10' 10" (3.67m x 3.31m) With UPVC double glazed window to the front of the property and central heating radiator.

#### BEDROOM TWO

9' 11" x 9' 2" (3.03m x 2.8m) With UPVC double glazed window to the rear of the property, central heating radiator and cupboard housing combi boiler.







### **OUTSIDE**

To the front of the property is ample on street parking.

To the rear of the property is a pleasant courtyard garden with timber hand gate to the rear access road.

### **PLEASE NOTE**

This property is furnished.

### **COUNCIL TAX BAND A**

### **EPC RATING BAND C**

### **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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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

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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

