



- Ground floor apartment
- Two double bedrooms
- Overlooking Valley Gardens
- Modern kitchen & bathroom

Flat 1, 33 Harlow Moor Drive, Harrogate, HG2 0JY

A spacious two bedroom ground floor apartment, with views of Valley Gardens, integrated appliances and being close to excellent amenities.

The property benefits from gas central heating and comprises, generous hallway, large living room/kitchen with bay window, two double bedrooms and modern bathroom.



£850 pcm



Property Description

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COMMUNAL ENTRANCE

PRIVATE ENTRANCE HALL

With wood flooring, central heating radiator and large store cupboard.

LIVING/KITCHEN

20' 1" x 14' 9" (6.13m x 4.51m) Living area with wood flooring, central heating radiator and attractive bay window overlooking Valley Gardens.

Kitchen with a range of wall mounted cupboards, base units and drawers, integrated fridge/freezer, dishwasher, electric oven, hob and extractor

BEDROOM ONE

17' 9" x 10' 9" (5.42m x 3.3m) With wood flooring, central heating radiator and bay window to the rear of the property.

BEDROOM TWO

14' 11" x 9' 11" (4.55m x 3.03m) With wood flooring, central heating radiator, windows to the side and rear and door to the rear of the property.

BATHROOM

6' 10" x 6' 10" (2.1m x 2.09m) Modern bathroom with bath, basin with storage below, wc, heated towel rail, cupboard housing washing machine and central heating boiler.





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.

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		