



- Two bedroom terrace
- Newly refurbished
- Close to Starbeck train station
- New flooring & decor throughout

31 Regent Mount, Harrogate, HG1 4QN

A newly refurbished two bedroom mid-terrace, within easy walking distance of Starbeck train station and high street.

The property benefits from gas central heating, double glazing and comprises, large living/dining room, kitchen, bathroom, two double bedrooms and rear courtyard garden.



£775 pcm



Property Description

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LIVING/DINING ROOM

19' 8" x 11' 6" (6.01m x 3.53m)

Living area (3.52m x 3.43m) with UPVC door and window to the front of the property and central heating radiator.

Dining area (2.64m x 2.43) with central heating radiator and understairs store cupboard.

KITCHEN (Refurbishment ongoing)

With a range of wall mounted cupboards, base units, drawers, electric oven, hob, UPVC window to the rear and UPVC door to the rear courtyard.

BATHROOM (Refurbishment ongoing)

5' 1" x 4' 11" (1.57m x 1.52m) With modern white suite, central heating radiator and skylight.

FIRST FLOOR

BEDROOM ONE

11' 9" x 8' 7" (3.59m x 2.63m) With UPVC double glazed window to the front of the property and central heating radiator.

BEDROOM TWO

10' 5" x 8' 11" (3.20m x 2.73m) With UPVC double glazed window to the rear of the property, central heating radiator and combi boiler.



OUTSIDE

To the rear of the property is a courtyard garden which will benefit from a new timber fence and hand gate to the rear access road.

PLEASE NOTE

The kitchen and bathroom refurbishment are ongoing but the work will be finished prior to the tenancy start date.

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		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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

www.whitakercadre.com
01423 803348
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 are 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