



- Two bedroom terrace
- Fully refurbished
- New kitchen & bathroom
- Courtyard garden

4 Craven Street, Harrogate, HG1 5JE

A spacious two bedroom inner terrace, which has undergone a complete refurbishment and now offers immaculate accommodation throughout. The property is located just off Kings Road and comprises large living room, kitchen, two bedrooms, bathroom, utility room and courtyard garden.



£925 pcm



Property Description

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LIVING ROOM

16' 9" x 12' 0" (5.13m x 3.67m) With double glazed bay window, wooden flooring and central heating radiator.

KITCHEN

12' 0" x 7' 3" (3.67m x 2.22m) Newly fitted kitchen with a range of wall mounted cupboards, base units, drawers, electric oven, hob, fridge, freezer, useful store cupboard, UPVC double glazed window, central heating radiator, wooden flooring and UPVC door to the rear courtyard.

FIRST FLOOR

BEDROOM

12' 0" x 11' 3" (3.67m x 3.44m) With UPVC double glazed window to the front of the property and central heating radiator.

BATHROOM

7' 4" x 7' 1" (2.24m x 2.16m) Newly fitted white suite comprising, bath with shower over and glazed side screen, wc, basin with unit below, UPVC double glazed window to the rear of the property and central heating radiator.

UTILITY ROOM

7' 4" x 4' 7" (2.24m x 1.42m) With UPVC double glazed window to the rear of the property, central heating radiator, worktop and plumbing for washing machine.





SECOND FLOOR

BEDROOM

12' 2" x 7' 11" (3.71m x 2.42m) With Velux window, central heating radiator and built in wardrobe.

OUTSIDE

To the front of the property is a small forecourt garden.

To the rear of the property is a courtyard garden, with timber boundary fence and gate leading to the rear access road.

Please note: A garden shed will be installed in the courtyard and an area of paving will be laid.

COUNCIL TAX BAND B

EPC RATING E

PLEASE NOTE

Please note that this property does not accept pets.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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

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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 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