



Fieldway | | Harrogate | HG1 3JZ

£1,350 PCM



**WHITAKER
CADRE** LETTING
SPECIALISTS

Fieldway |
Harrogate | HG1 3JZ
£1,350 PCM

A recently refurbished three bedroom detached house, with garage and private garden, being close to excellent amenities and open countryside.

The property benefits from high quality fixtures and fittings, new combi boiler, and comprises, entrance hall, open plan living/dining room with attractive bay window and French doors to the garden, modern fitted kitchen with integrated appliances, guest WC/utility and rear vestibule. To the first floor are three bedrooms and house bathroom.

- Recently refurbished
- Modern fitted kitchen
- Garage & driveway
- Light & bright accommodation
- Available 15th May
- Popular location
- Integrated appliances
- Private garden
- New combi boiler

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ENTRANCE HALL

With UPVC double glazed window to the side, central heating radiator, oak effect laminate flooring and useful store cupboard.

LIVING/DINING ROOM

26'6" x 10'1" (8.08 x 3.08)

With UPVC double glazed window to the front of the property, oak effect laminate flooring and UPVC double glazed French doors to the rear garden.

KITCHEN

10'4" x 7'1" (3.14 x 2.16)

Recently fitted with a range of wall mounted cupboards, base units and drawers, integrated Bosch appliances, including oven, hob, fridge/freezer and dishwasher, laminate work tops, sink with mixer tap and UPVC double glazed window to the rear.





GUEST WC/UTILITY

With low flush WC, basin, UPVC double glazed window to the side and washing machine.

REAR VESTIBULE

With central heating radiator and UPVC double glazed door to the side of the property.

FIRST FLOOR

BEDROOM ONE

14'10" x 8'10" (4.52 x 2.68)

With central heating radiator and UPVC double glazed window to the rear.

BEDROOM TWO

11'5" x 8'10" (3.48 x 2.68)

With central heating radiator and UPVC double glazed window to the front.

BEDROOM THREE

9'8" x 6'0" (2.94 x 1.82)

With central heating radiator and UPVC double glazed window to the rear.

BATHROOM

7'7" x 5'9" (2.31 x 1.76)

With white suite comprising, panelled bath with electric shower and glazed side screen, low flush WC and basin with cupboard below, heated towel rail and UPVC double glazed window to the front.

OUTSIDE

To the front of the property is a lawned garden with block paved driveway leading to a single garage.

To the rear of the property is a lawned garden with planted borders, block paved patio area and timber boundary fencing.

AGENTS NOTES

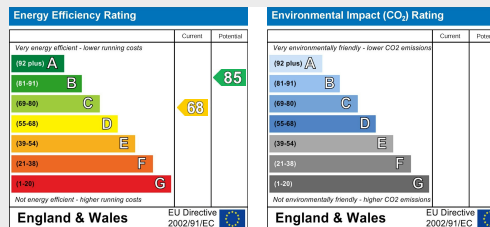
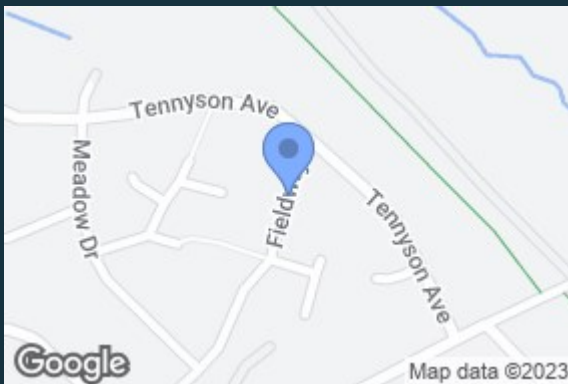
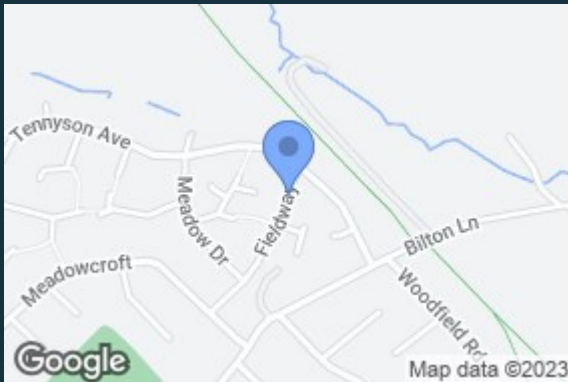
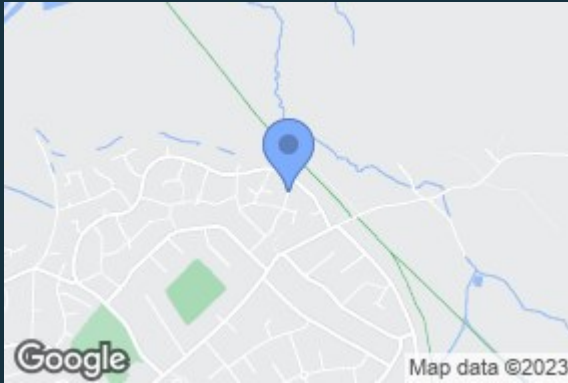
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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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