



Arthurs Avenue | | Harrogate | HG2 0EH

£1,350 PCM



**WHITAKER
CADRE** LETTING
SPECIALISTS

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Harrogate | HG2 0EH
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An immaculately presented three bedroom semi detached house in a popular location, close to Harrogate Grammar School. The property benefits from gas central heating, double glazing and comprises entrance vestibule, living room with attractive bay window, breakfast kitchen with a range of wall mounted cupboards, base units and drawers, granite worktops, washing machine, dishwasher, fridge/freezer, oven and hob. To the first floor are two double bedrooms with fitted wardrobes, further single bedroom and luxury house bathroom.

- Three bedroom semi-detached
- High quality fittings throughout
- Detached garage
- Popular location
- Council tax band D
- Close to Harrogate Grammar School
- Integrated appliances
- Gardens to front & rear
- EPC rating C
- Available early August

Entrance vestibule

Living room

15'4" x 11'7" (4.69 x 3.55)

With attractive bay window, central heating radiator and gas fire place.

Breakfast kitchen

15'4" x 11'10" (4.69 x 3.61)

With a range of wall mounted cupboards, base units and drawers, granite worktops, oven, hob, washing machine, dishwasher, fridge/freezer, store cupboard and French doors to the garden.

First floor

Bedroom one

11'9" x 7'10" (3.6 x 2.4)

With fitted wardrobes, central heating radiator and UPVC double glazed window to the rear of the property.





Bedroom two

11'7" x 8'11" (3.54 x 2.73)

With fitted wardrobe, central heating radiator and UPVC double glazed window to the front of the property.

Bedroom three

8'7" x 6'0" (2.63 x 1.84)

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

Bathroom

8'5" x 5'4" (2.58 x 1.65)

White suite with shower over bath, basin, WC and heated towel rail.

Outside

To the front of the property is a lawned garden, with borders, mature hedging and driveway leading to a detached garage with power and light.

To the rear of the property is good sized garden with paved sitting area, lawn, well stocked borders and timber boundary fencing.

No Pets

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.

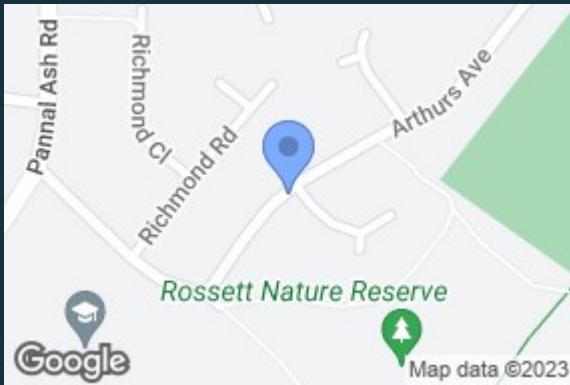
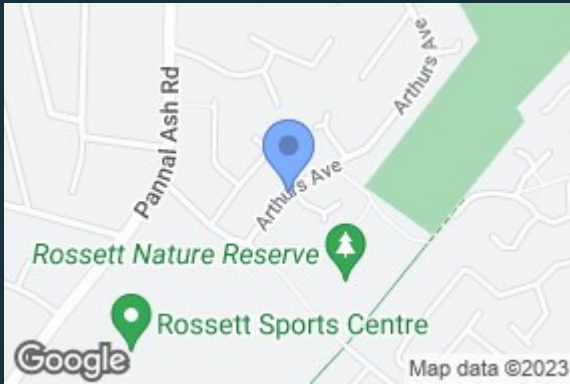
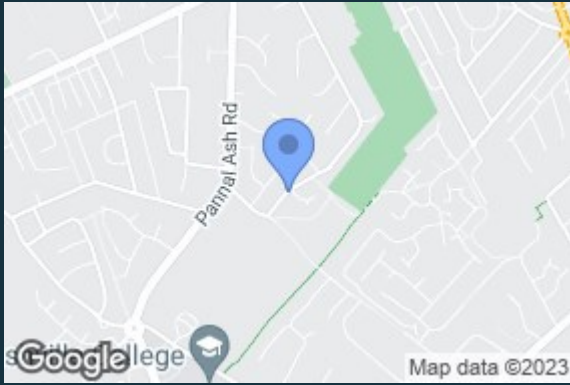
Rental Procedure

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.





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
(81-91) B				(71-81) B			
(69-80) C				(59-69) C			
(55-68) D				(45-58) D			
(39-54) E				(31-44) E			
(21-38) F				(13-30) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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