



Cold Bath Road, Harrogate

HG2 0PB

£895 PCM



**WHITAKER
CADRE** LETTING
SPECIALISTS

Cold Bath Road,

Harrogate | HG2 0PB

£895 PCM

A beautifully presented two bedroom flat in a popular location, within easy walking range of the town centre and Valley Gardens. The property has recently been refurbished, including new kitchen, flooring, decoration and heating system.

The property benefits from double glazing and comprises, communal entrance hall with stairs to the second floor, large private entrance hall with useful store cupboard, large living room, newly fitted kitchen with electric oven and hob, master bedroom with fitted wardrobes, second bedroom, bathroom and separate WC.

- Two bed flat
- New flooring throughout
- Excellent amenities
- Fitted wardrobes
- Council tax band C
- Newly fitted kitchen
- Close to town centre
- Popular location
- Large store room
- Available now

Communal entrance

With stairs to the second floor.

Private entrance hall

With large store cupboard(1.79 x 1.29m)

Living room

16'1" x 11'0" (4.92 x 3.37)

With large window overlooking Cold Bath Road, fireplace and electric heating.

Kitchen

11'0" x 8'8" (3.37 x 2.65)

Newly fitted kitchen with a range of wall mounted cupboards, base units and drawers, electric oven and hob.





Bedroom one

12'10" x 10'5" (3.93 x 3.18)

With UPVC double glazed window, fitted wardrobe and electric heating.

Bedroom two

12'10" x 9'5" (3.93 x 2.88)

With UPVC double glazed window and electric heating.

Bathroom

6'4" x 5'5" (1.94 x 1.67)

With shower over bath and basin.

Separate WC

5'4" x 3'4" (1.65 x 1.04)

With WC and basin.

No Pets

Please note that this property does not accept pets.

Agent Notes

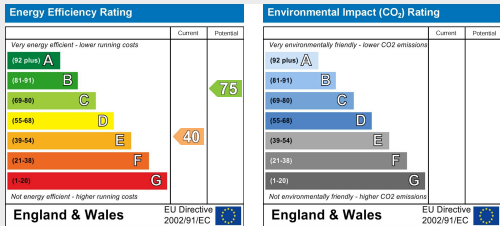
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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



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