



- Large two bedroom duplex apartment
- Newly decorated and carpeted
- Kitchen appliances included
- Luxury shower room
- Close to the town centre
- Light & bright accommodation
- Outside store cupboard
- Council Tax Band A
- EPC Rating D

Franklin Road, Harrogate

A newly decorated and carpeted, two bedroom duplex apartment, close to the town centre and excellent local amenities. The property benefits from gas central heating, UPVC double glazing and comprises, modern kitchen with appliances, luxury shower room, large living room, two bedrooms, store cupboard and outside store.

£950 PCM



Communal Entrance Hall

With stairs to the first floor.

First Floor

With private entrance door and useful store cupboard.

Kitchen

10'4" x 6'5"

With a range of wall mounted cupboards, base units and drawers, gas hob, electric oven, washer/dryer, dishwasher, fridge, freezer and UPVC double glazed window to the rear of the property.

There is also a good sized storage/preparation area with base and wall units.

Shower Room

7'0" x 5'9"

Luxury shower room with large walk in shower, wc, basin and UPVC double glazed window to the side.

Second Floor

Living Room

14'5" x 11'1"

Large living room with UPVC double glazed windows to the front of the property.

Master Bedroom

13'6" x 12'10"

Large double bedroom with UPVC double glazed window to the rear of the property.

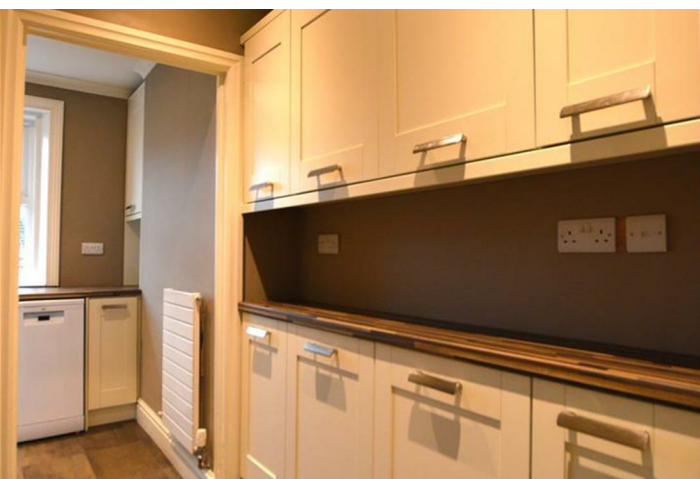
Bedroom Two

10'10" x 8'0"

Second bedroom with UPVC double glazed window to the front of the property.

Outside Store

There is a useful private store to the rear of the property.





Outside

On street parking is available to the front and the rear of the property.

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

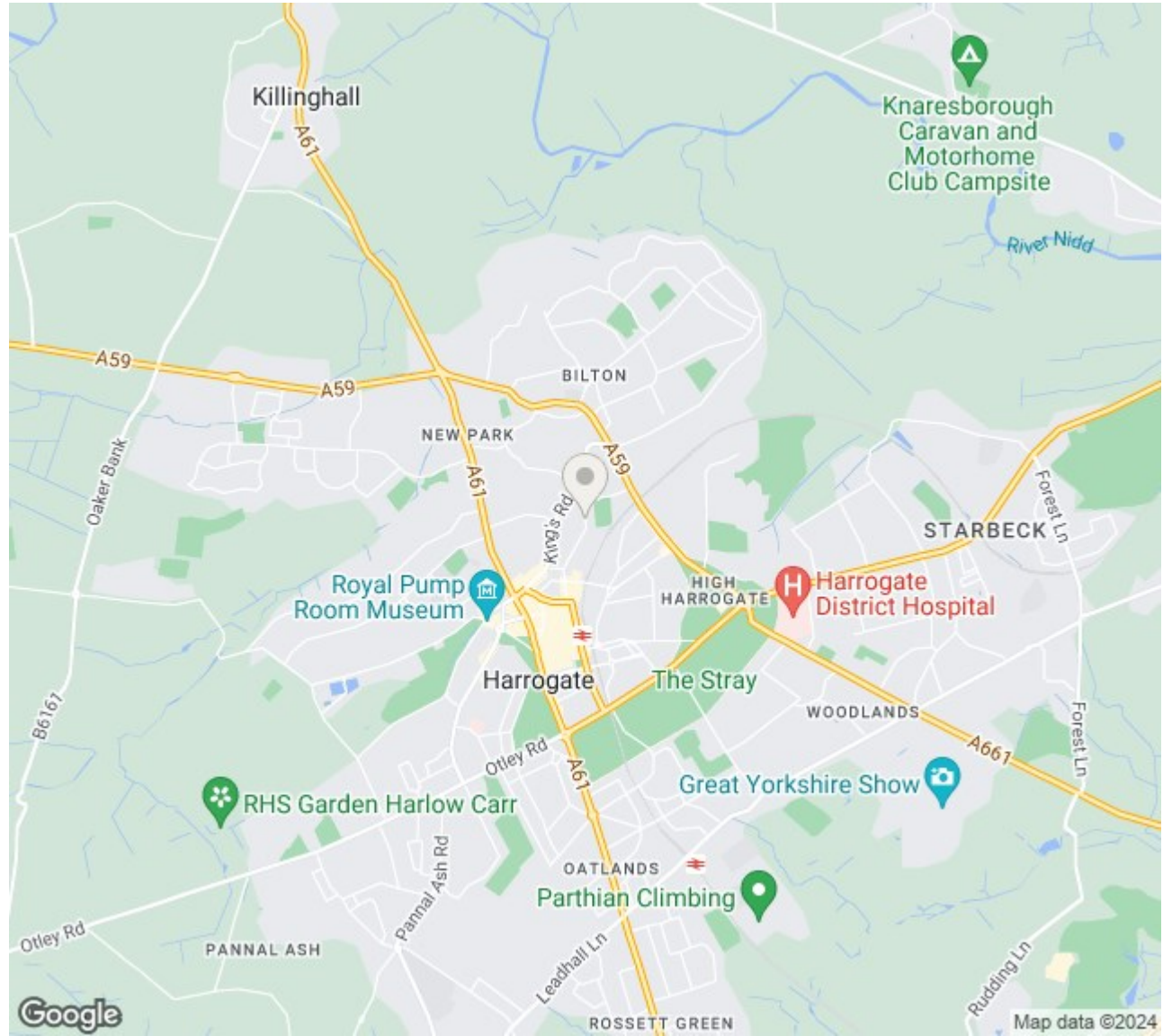
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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 and 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