



- High quality fixtures throughout
- Modern kitchen with appliances
- Large rear garden
- Detached garage
- Off street parking for two vehicles
- Extended accommodation
- Close to excellent schools
- Popular residential area
- UPVC double glazing

## St Johns Road, Harrogate

A larger than average three bedroom semi detached house, with generous gardens and detached garage.

The property is beautifully presented throughout, benefitting from double glazing, gas central heating and comprises, boot room/utility space, guest wc, living room with bay window and log burning stove, recently fitted kitchen with integrated appliances, dining room and conservatory. To the first floor are three bedrooms and house bathroom.



**£1,295 PCM**



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**BOOT ROOM/UTILITY**

7'6" x 6'8"

With UPVC door, window, central heating radiator and utility area with plumbing for washing machine.

**LIVING ROOM**

14'10" x 13'1"

With bay window, central heating radiator and wood burning stove.

**DINING ROOM**

14'10" x 10'5"

With UPVC double glazed window to the rear, central heating radiator and useful store cupboard.

**KITCHEN**

10'0" x 9'0"

With a range of recently fitted wall mounted cupboards, base units, pull out larder and drawers with quartz worktops, Bosch oven and hob, integrated dishwasher, fridge/freezer, UPVC double glazed window to the rear of the property and UPVC door to the rear garden.

**CONSERVATORY**

7'9" x 5'8"

With UPVC double glazed door to the rear garden.

**GUEST WC**

6'8" x 5'3"

With low flush wc, basin and UPVC double glazed window to the side of the property.

**FIRST FLOOR LANDING**

With useful store cupboard and loft hatch with pull down ladder, providing access to a boarded loft.

**BEDROOM ONE**

14'9" x 13'1"

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

**BEDROOM TWO**

8'7" x 8'3"

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





### **BEDROOM THREE**

8'4" x 6'1"

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

### **BATHROOM**

6'8" x 5'3"

Panelled bath with Mira shower over, low flush wc, basin, heated towel rail and UPVC double glazed window to the side of the property.

### **OUTSIDE**

To the front of the property is a good sized driveway providing off street parking for two vehicles.

To the rear of the property is a detached garage(21' 3" x 11') with up and over door.

The garden is laid mainly to lawn, with large patio area, raised beds, large storage shed and timber boundary fencing with gate to side access road.

### **COUNCIL TAX**

Band C

### **PETS**

Please note that this property does not accept pets.

### **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**

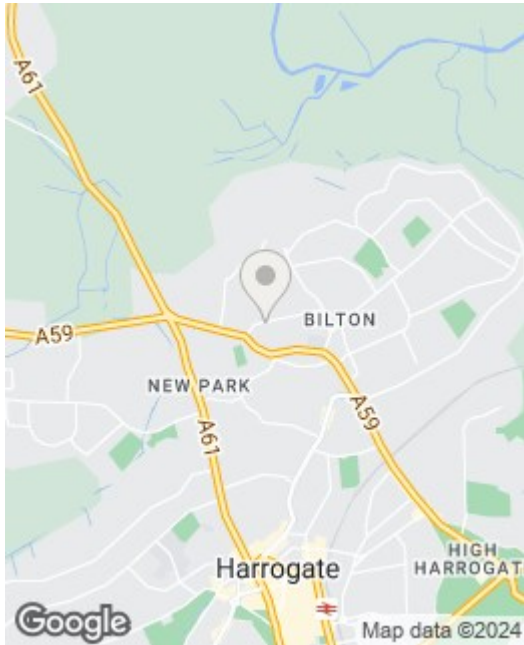
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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