

- Three bedroom semi-detached house
- Open plan living/dining room
- Newly fitted bathroom
- Close to Harrogate Hospital
- Fitted wardrobes
- Large rear garden
- Off street parking
- EPC rating D62
- Council tax band C

## Silverfields Road, Harrogate

A larger than average, three bedroom semi-detached house, close to excellent amenities and within very close proximity of the Harrogate Hospital.

The property benefits from gas central heating, double glazing and comprises, entrance hall, living room, dining room, kitchen and conservatory. To the first floor are two double bedrooms with fitted wardrobes, further single bedroom and newly fitted house bathroom.

**£1,050 PCM**



### Entrance hall

With UPVC double glazed window to the side and under stairs store cupboard.

### Living room

12'4" x 10'7"

With UPVC double glazed window to the front of the property and laminate flooring.

### Dining room

14'9" x 10'7"

With laminate flooring and French doors to the conservatory.

### Conservatory

11'9" x 10'7"

With door to the rear garden.

### Kitchen

15'5" x 5'5"

With a range of wall mounted cupboards, base units and drawers, oven, hob and UPVC double glazed windows to the side and rear of the property.

### First floor

#### Bedroom One

14'10" x 10'3"

With fitted wardrobes and UPVC double glazed window to the rear of the property.

#### Bedroom two

12'6" x 10'3"

With fitted wardrobes and UPVC double glazed window to the front of the property.

#### Bedroom three

7'6" x 5'8"

With UPVC double glazed window to the front of the property.

### Bathroom

7'4" x 5'6"

Newly fitted bathroom with shower over bath, glazed side screen, wc and basin.





### Outside

To the front of the property is a paved driveway and low maintenance garden.

To the rear of the property is a large garden, with decking and paved areas.

### 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) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>82</b>   |
| (69-80) <b>C</b>                            | <b>65</b>                  |   |
| (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<br>2002/91/EC |  |



1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com  
01943 328343  
info@whitakercadre.com

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