



- Three bedroom inner terrace
- Close to Starbeck High Street
- Larger than average accommodation
- Ample on street parking
- Utility space
- Dining kitchen
- Enclosed rear yard
- EPC C72
- Council tax band A

Grove Street, Harrogate

A larger than average three bedroom terrace property in a popular location, close to Starbeck High Street and rail link. The property benefits from gas central heating, double glazed windows and comprises, Entrance vestibule, living room, dining kitchen, utility area, three bedrooms, dressing area and bathroom.

£850 PCM





Entrance Vestibule

Living Room

10'9" x 10'7"

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

Dining Kitchen

13'2" x 11'8"

With a range of wall mounted cupboards, base units and drawers, oven, hob, useful under stairs store area, UPVC double glazed window and door to the rear.

Utility area

7'6" x 4'3"

With plumbing and space for the washing machine.

First Floor

Bedroom One

13'2" x 10'8"

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

Dressing area

6'10" x 6'6"

With useful shelving.

Bathroom

12'5" x 4'10"

Bath with shower over, wc, basin, heated towel rail and UPVC double glazed window to the rear.

Second Floor

Bedroom Two

13'2" x 11'2"

With Velux window to the front and central heating radiator.

Bedroom Three

11'5" x 10'7"

With Velux window to the rear and central heating radiator.





Outside

To the rear of the property is an enclosed yard with timber boundary fencing and hand gate to the rear access road.

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.

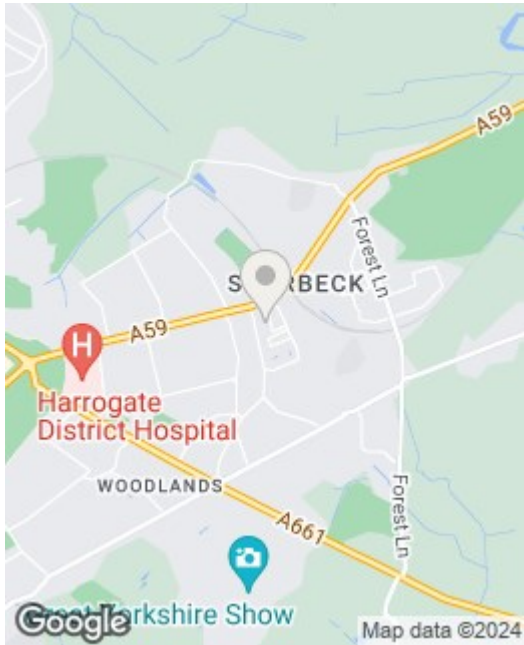
Rental Procedure

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		87
(81-91) B		
(69-80) C	72	
(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