



- One bedroom flat with study
- Overlooking Valley Gardens
- High quality kitchen with appliances
- Luxury shower room
- Close to Cold Bath Road amenities
- Neutrally decorated throughout
- Double glazing
- Gas central heating
- Council tax band A

## Valley Drive, Harrogate

A recently refurbished one bedroom flat with study/dressing room, overlooking Valley Gardens and being within easy walking distance of the town centre.

The property benefits from gas central heating, double glazing and comprises, large living room, high quality fitted kitchen with integrated appliances, master bedroom with en-suite shower room and dressing room/study.



**£850 PCM**





### COMMUNAL ENTRANCE

With stairs to the second floor.

### PRIVATE ENTRANCE

With stairs to the third floor

### LIVING AREA

19'3" x 13'9"

With central heating radiator and UPVC double glazed windows overlooking Valley Gardens.

### KITCHEN AREA

7'8" x 7'8"

High quality fitted kitchen, with granite worktops, breakfast bar, electric oven, hob, extractor hood, dishwasher, washer/dryer and skylight.

### BEDROOM

17'0" x 13'3"

With Central heating radiator, UPVC double glazed window to the rear and UPVC door to the fire escape.

### EN-SUITE SHOWER ROOM

6'2" x 6'1"

With corner shower cubicle, basin, low flush wc and heated towel rail.

### STUDY/DRESSING AREA

With cupboard housing central heating boiler and skylight.

### OUTSIDE

On street parking is freely available to the front of the property, with residents permits available from Harrogate Borough Council.





### 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.

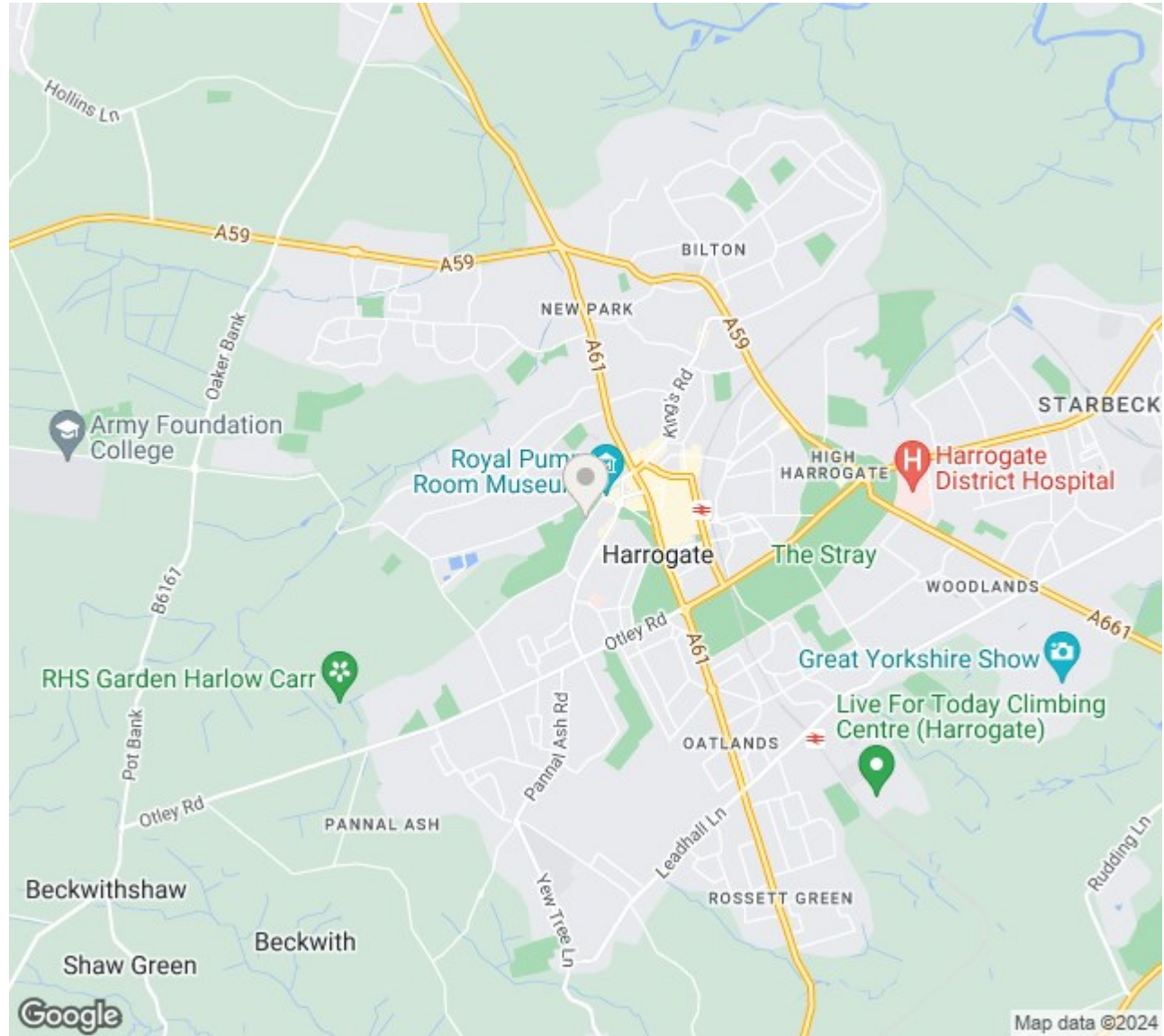
### PAYMENTS

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>		
(69-80) <b>C</b>	76	78
(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