



- Two bedroom semi detached house
- Large rear garden
- New carpets throughout
- Redecorated throughout
- Modern bathroom and kitchen
- Popular residential location
- New boiler and radiators
- Council tax band B
- EPC rating D61

Crab Lane, Harrogate

A newly redecorated and re-carpeted, two bedroom semi detached house in a popular residential area, close to excellent amenities. The property benefits from UPVC double glazing, gas central heating and comprises, living room, dining room, kitchen, two bedrooms, bathroom and large rear garden.

£925 PCM





Entrance vestibule

With composite front door and coir matting.

Living room

17'2" x 9'9"

With UPVC double glazed windows to the front and rear.

Dining room

11'1" x 8'10"

With UPVC double glazed windows to the front and side of the property.

Kitchen

12'4" x 6'7"

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

First floor

Landing with UPVC window to the rear and useful store cupboards.

Master bedroom

14'10" x 9'11"

With UPVC double glazed windows to the front and rear of the property and built in wardrobe.

Bedroom two

9'0" x 8'3"

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

Bathroom

6'1" x 5'10"

Modern white suite consisting of bath with shower over, basin with cupboard below, wc, heated towel rail, cabinet and uPVC double glazed window to the side of the property.





Outside

To the front of the property is a low maintenance paved area with boundary wall, fencing and hand gate leading to the rear of the property.

To the rear of the property is a large garden with patio area, lawn, further patio area and timber shed.

On street parking is freely available to the front of the property.

No Pets

Please note that this property does not accept pets.

Agent Notes

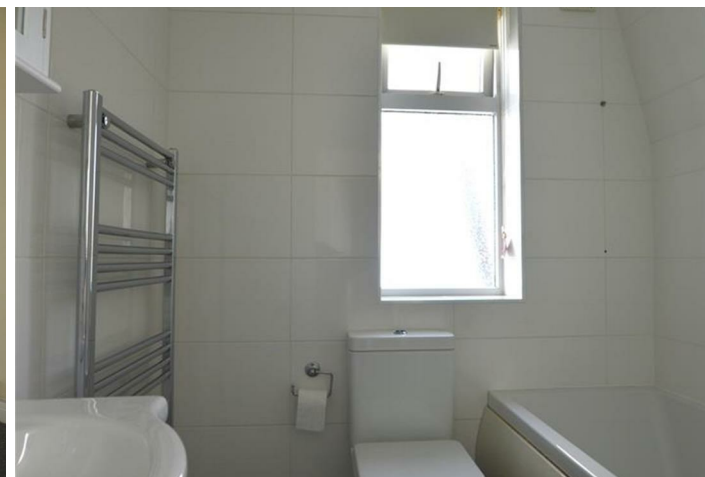
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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

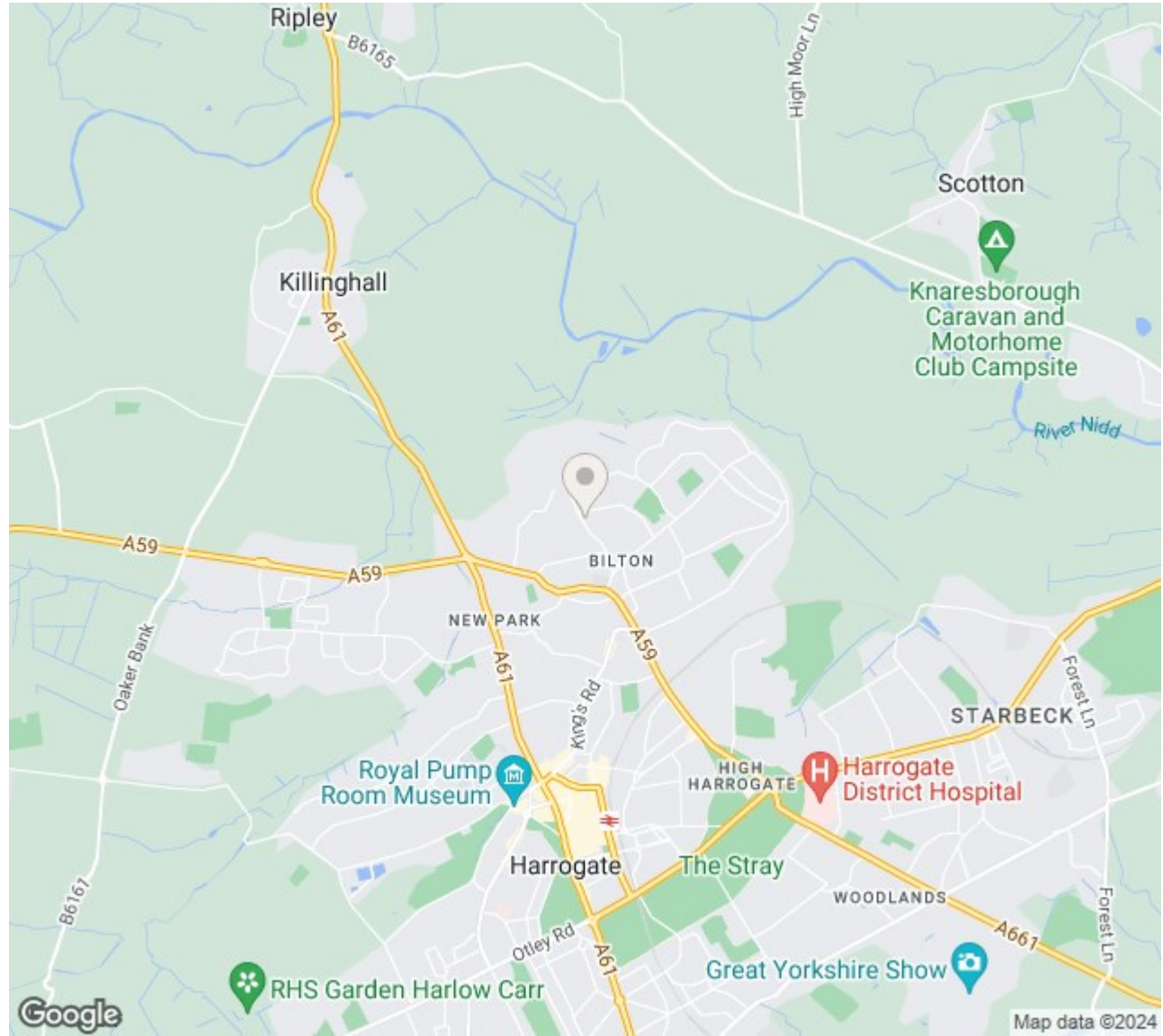
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		
(55-68) D	61	
(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