



- Two bedroom inner terrace
- Close to excellent amenities
- Short walk to Hornbeam Park station
- Popular residential location
- Courtyard garden
- Two reception rooms
- Fitted wardrobes
- Council tax band B
- EPC rating C

## Gladstone Street, Harrogate

A beautifully presented two bedroom house in a popular location close to excellent local shops, coffee bars, restaurants, schools and Hornbeam Park train station. The property comprises, living room, dining room, kitchen, two bedrooms, bathroom and private courtyard garden.

**£875 PCM**



## ENTRANCE PORCH

## LIVING ROOM

13'1" x 9'9"

With UPVC double glazed window to the front of the property, central heating radiator and stripped floorboards.

## DINING ROOM

13'7" x 13'0"

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

## KITCHEN

10'6" x 5'10"

With a range of wall mounted cupboards, base units, drawers, electric oven, hob and integrated fridge. UPVC double glazed window to the rear of the property, UPVC double glazed door to the rear courtyard and central heating radiator.

## BEDROOM ONE

13'0" x 9'9"

With UPVC double glazed window to the front of the property, central heating radiator and fitted wardrobes.

## BEDROOM TWO

10'6" x 8'5"

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

## BATHROOM

7'5" x 4'3"

With panelled bath, shower over, glazed side screen, low flush WC, basin, UPVC double glazed window to the rear and heated towel rail.





## OUTSIDE

To the front of the property is a small forecourt garden. To the rear of the property is a paved courtyard garden, with timber boundary fencing and storage shed. Parking is available on street and also on a first come, first served basis in a nearby carpark.

## COUNCIL TAX BAND B

## PLEASE NOTE

Please note that this property does not accept pets.

## AGENT NOTES

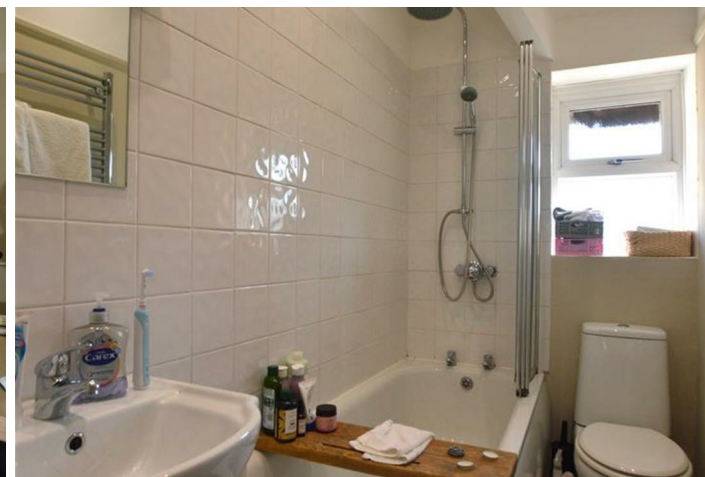
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

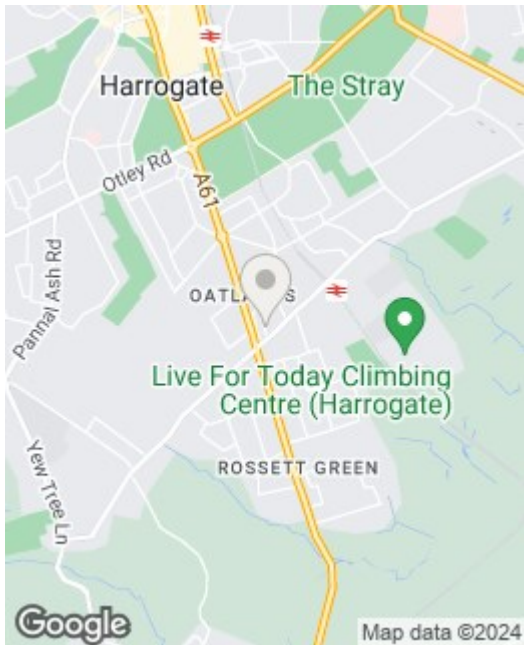
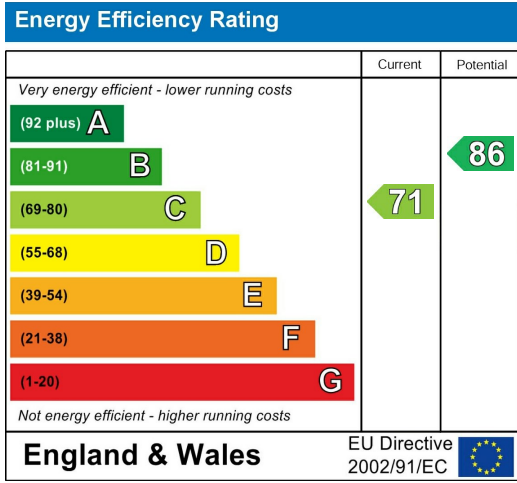
## RENTAL PROCEDURE

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.





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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