



- Beautifully presented
- Two bedrooms
- High quality fixtures & fittings throughout
- Close to Valley Gardens & town centre
- Vibrant Cold Bath Road location
- Fitted wardrobes
- Utility room
- Gas stove
- Parking space

## Cold Bath Road, Harrogate

A beautifully presented two bedroom, second floor flat in the vibrant Cold Bath Road area with easy access to Valley Gardens and the town centre.

The property is accessed via a communal entrance with stairs to the second floor and comprises, generous hallway with built in storage, large living/dining/kitchen, two double bedrooms, luxury shower room, utility room and parking space.

**£995 PCM**



### COMMUNAL ENTRANCE HALL

With stairs to the second floor.

### ENTRANCE HALL

With video door entry system, wooden flooring, fitted wardrobes, skylight, inset spotlights and central heating radiator.

### LIVING/DINING/KITCHEN

19'0" x 17'7"

Kitchen area with a range of wall mounted cupboards, base units and drawers, quartz worktops, AEG appliances including combi microwave, oven, dishwasher, hob, extractor, fridge/freezer, inset sink with chrome mixer tap.

Living/dining area with two skylights, double glazed window to the front, gas stove, central heating radiators and built in seating with storage.

### BEDROOM ONE

11'7" x 11'4"

With window to the rear, central heating radiator and inset spotlights.

### BEDROOM TWO

13'4" x 7'2"

With three windows to the rear, central heating radiator and inset spotlights.

### SHOWER ROOM

9'3" x 4'7"

With walk in shower area, low flush wc, basin with vanity cupboard below, heated towel rail and inset spotlights.

### UTILITY ROOM

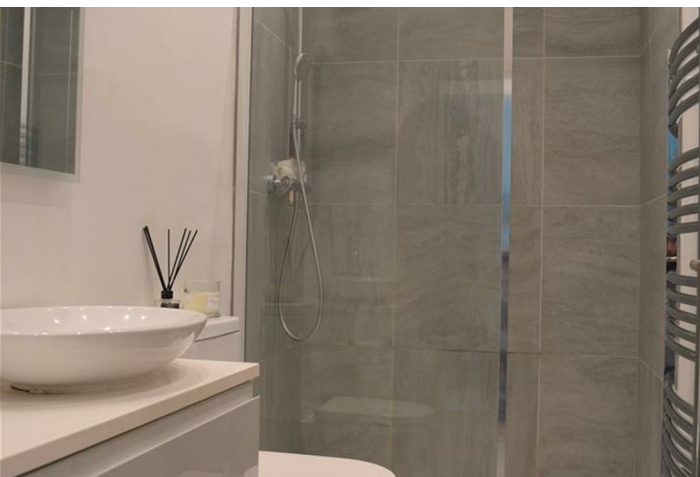
5'9" x 4'4"

With washing machine, inset spotlights and wall mounted Ideal boiler.

### OUTSIDE

There is an allocated parking space with the apartment.





### PLEASE NOTE

The property is available part furnished.

### AGENTS NOTES


All our properties are to be let on an assured shorthold tenancy agreement for an initial nine 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.

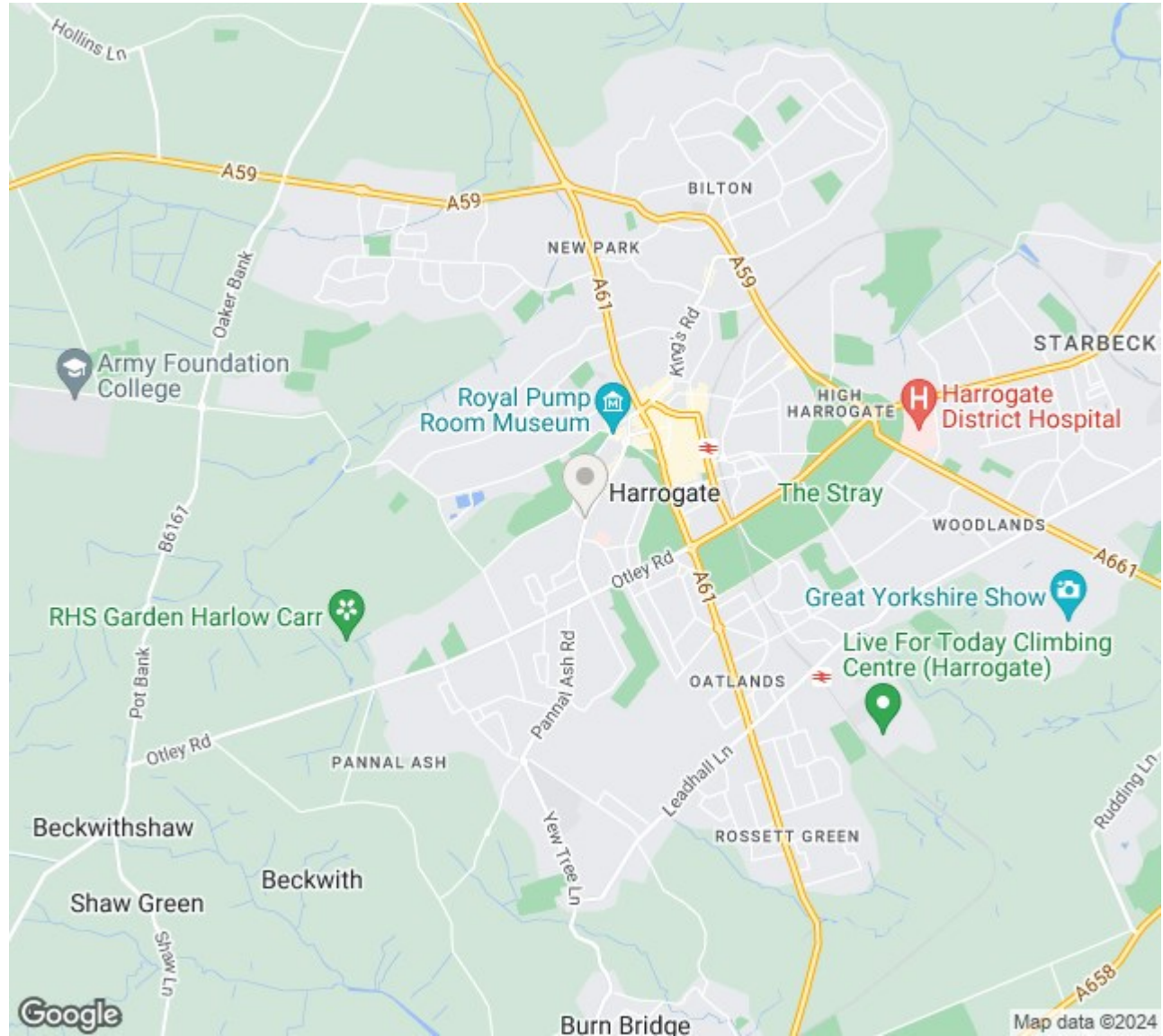
### RENTAL PROCEDURE

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>	78	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	



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 are 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