



- Two bedroom town house
- Popular residential location
- Excellent amenities nearby
- Light and bright accommodation
- Wardrobes included
- Gardens to front & rear
- UPVC double glazing
- Gas central heating
- Council tax band B

Delamere Crescent, Harrogate

A well presented two bedroom inner townhouse in a popular residential location, close to excellent local amenities. The property benefits from gardens to front and rear, gas central heating, double glazing and comprises entrance vestibule, living room, dining kitchen, two double bedrooms and bathroom.

£875 PCM



Entrance vestibule

With UPVC door and central heating radiator.

Living room

13'7" x 10'4"

With useful under stairs cupboard, UPVC double glazed window to the front and central heating radiator.

Dining kitchen

13'6" x 9'5"

With a range of wall mounted cupboards, base units and drawers, electric oven, hob, fridge/freezer, dishwasher, UPVC window and UPVC door to the rear garden.

First floor

Bedroom one

13'7" x 9'10"

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

Bedroom two

13'6" x 7'5"

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

Bathroom

5'8" x 5'6"

With white suite, comprising, bath with shower over, wc and basin.

Outside

To the front of the property is a garden laid mainly to lawn, with well stocked borders and footpath leading to the property.

To the rear of the property is a low maintenance garden with paved areas, mature shrubs and timber boundary fencing.





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.

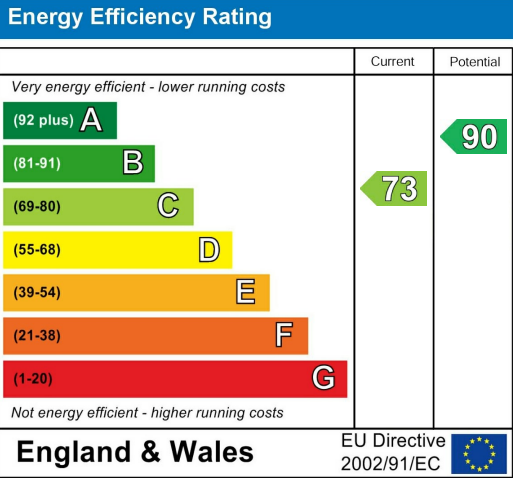
Rental Procedure

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 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