



- Two bedroom apartment
- Fantastic location close to The Oval Gardens and town centre
- Spacious accommodation
- Gas central heating
- UPVC double glazing
- Ample on street parking
- EPC rating C72
- Council tax band B
- Available now

## West End Avenue, Harrogate

A well presented two bedroom, second floor apartment in a fantastic location, close to the town centre, Oval Gardens and excellent transport links.

The property benefits from gas central heating, double glazing and comprises, kitchen, living room, master bedroom with en-suite bathroom and additional double bedroom.

**£895 PCM**





### Communal entrance

With stairs to the second floor

### Private Entrance

With door entry phone.

### Kitchen

9'3" x 5'4"

With a range of wall mounted cupboards, base units and drawers, oven, hob, fridge with freezer compartment and Velux window.

### Living room

19'6" x 12'2"

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

### Master bedroom

15'8" x 12'10"

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

### En-suite bathroom

10'9" x 6'2"

With modern suite, comprising bath with shower over, basin, wc and utility cupboard housing a washer/dryer

### Bedroom two

12'7" x 12'0"

With Velux window, door to the fire escape and central heating radiator.

### Outside

Ample on street parking is available to the front of the property with no permit required.





### 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

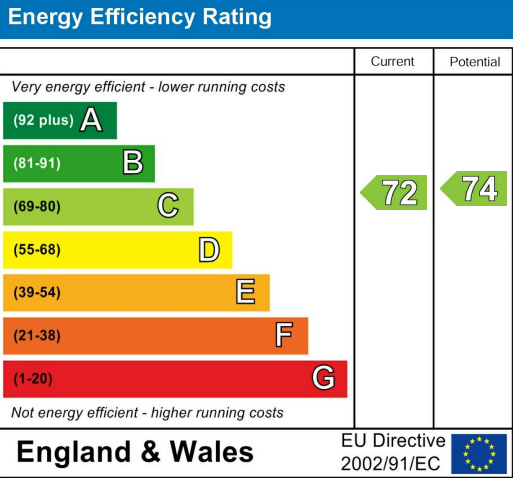
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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