



- Two bedroom Duplex
- Great location close to The Oval Gardens and Harrogate town centre
- Breakfast kitchen
- Spacious accommodation
- Gas central heating
- Private rear courtyard
- Ample on street parking
- Council Tax band B
- EPC - D64

## West End Avenue, Harrogate

A beautifully presented and spacious two bedroom Duplex in a fantastic location, close to the town centre, Oval Gardens and excellent transport links.

This property benefits from gas central heating, double glazing and comprises, modern breakfast kitchen, living room, newly fitted bathroom, double bedroom with fitted wardrobes and a further double bedroom with en-suite bathroom. This property also has a private courtyard to the rear.

**£1,250 PCM**





### Communal entrance

### Private entrance

With door entry phone and central heating radiator.

### Living room

14'5" x 17'4"

With UPVC double glazed windows to the front and side of the property, central heating radiator, fire surround and original features.

### Breakfast kitchen

11'5" x 10'5"

With a range of wall mounted cupboards, base units and drawers, electric oven and hob, washer/dryer, integrated fridge/freezer, cupboard housing the central heating boiler, radiator and UPVC double glazed window to the rear of the property.

### Bedroom one

13'9" x 13'1"

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

### Bathroom

6'6" x 4'11"

Newly fitted three piece suite, bath with shower over and glazed screen, wash basin, light up mirror and heated towel rail.

### Stairs to lower ground floor

Leading to useful store/study area.

### Bedroom two

15'1" x 11'1"

With central heating radiator, UPVC double glazing window and French doors leading to the rear courtyard.







### Ensuite

6'2" x 4'7"

Walk in enclosure with glazed screen, UPVC double glazing window, WC, wash basin and heated towel rail.

### Courtyard

Private walled courtyard with Indian paving. and hand gate to the rear access road.

### 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.

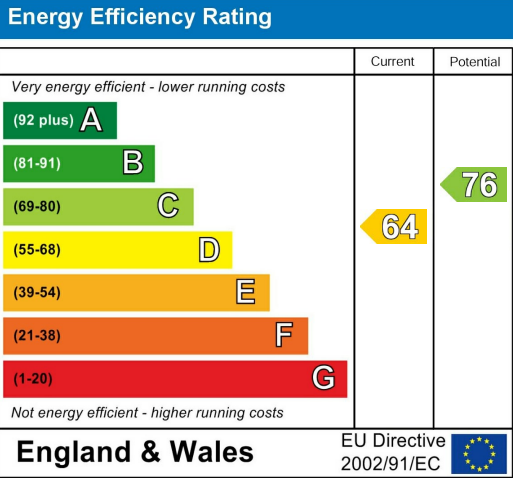
### Rental Procedure

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.





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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