



- Good Sized Accommodation
- Two Double Bedrooms
- Period Features Throughout
- Modern kitchen & bathroom
- Sunny Rear Courtyard
- Close to Town Centre
- Dining Room
- Excellent Schools Nearby
- EPC Rating: C69

## Regent Grove, Harrogate

A good sized two bedroom mid-terrace property, close to the town centre, excellent schools and amenities. The property benefits from gas central heating and comprises, entrance hall, living room with bay window, dining room with built in storage, kitchen with a range of wall mounted cupboards, base units and drawers, electric oven and hob. To the first floor are two generous double bedrooms and large house bathroom.

**£1,100 PCM**





### ENTRANCE HALL

with half glazed timber door, stripped wooden floor, central heating radiator and wall mounted heating thermostat.

### LIVING ROOM

12'8" x 11'8"

With attractive bay window to the front of the property, stripped wooden floor, central heating radiator and fire surround with tiled hearth.

### DINING ROOM

12'8" x 12'0"

With stripped wooden floor, window to the rear, central heating radiator, built in storage and under stairs cupboard.

### KITCHEN

12'10" x 6'9"

With half glazed door to the rear garden, lino flooring, range of wall mounted cupboards, base units and drawers, electric hob, oven and extractor, sink with chrome mixer tap, tiled splashbacks and two windows to the side of the property.

### BEDROOM ONE

15'5" x 10'4"

With window to the front of the property, central heating radiator, built in cupboard and decorative fire surround.

### BEDROOM TWO

12'9" x 9'9"

With window to the rear, central heating radiator and decorative fire surround.

### BATHROOM

12'8" x 6'11"

Modern bathroom with white suite with shower over the bath and glazed side screen, heated towel rail, wall mounted extractor fan, window to the side of the property, cupboard housing central heating boiler.

### OUTSIDE

To the front of the property is a small forecourt garden with boundary hedging.

To the rear of the property is an enclosed courtyard garden with timber boundary fencing, gate to the rear access road, paved area, power socket and outside tap.







### AGENTS NOTES

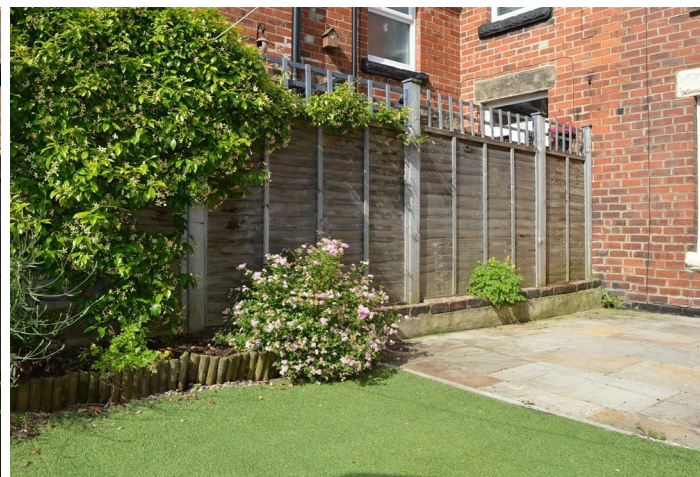
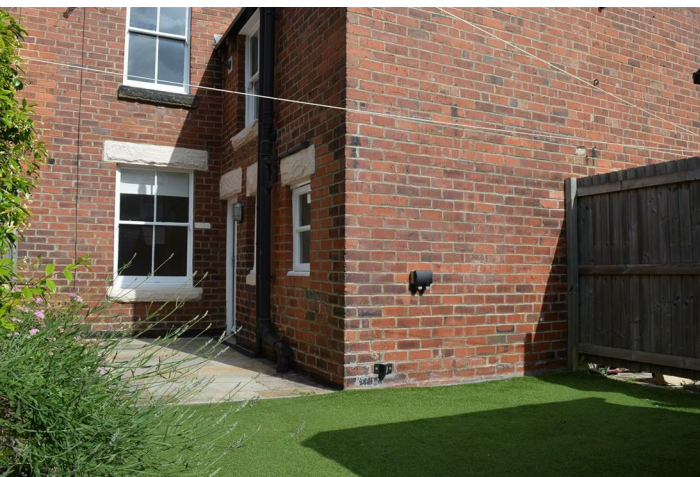
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(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	