



- Two bedroom flat
- Fantastic location
- Just off Cold Bath Road & a short walk to the town centre
- Light & airy accommodation
- Integrated kitchen appliances
- Gas central heating
- UPVC Double Glazing
- Generous private hallway
- Council Tax Band B

Treesdale Road, Harrogate

A beautifully presented two bedroom flat, located just off Cold Bath Road and just a short walk to the town centre. The property benefits from gas central heating, double glazing and comprises, generous entrance hall, living room, kitchen, two bedrooms and bathroom.

£925 PCM



Communal Entrance Hall

With stairs to the first floor

Private Entrance Hall

Spacious entrance hall, with stairs to the second floor.

Living Room

15'1" x 12'0"

With UPVC double glazed window to the side of the property, fireplace, central heating radiator and double doors to the kitchen.

Kitchen

10'11" x 10'9"

With a range of base units, drawers, electric oven, gas hob, extractor, dishwasher, fridge and freezer, double glazed window to the rear of the property and central heating radiator.

Bedroom One

15'1" x 12'5"

With UPVC double glazed window to the front & central heating radiator.

Bedroom Two

9'6" x 6'8"

With UPVC double glazed window to the front and central heating radiator.

Bathroom

8'3" x 7'8"

With UPVC double glazed window to the rear, bath with shower over and glazed side screen, basin, WC, and central heating radiator.

Outside

Residents permits are available from the local council for on street parking.





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

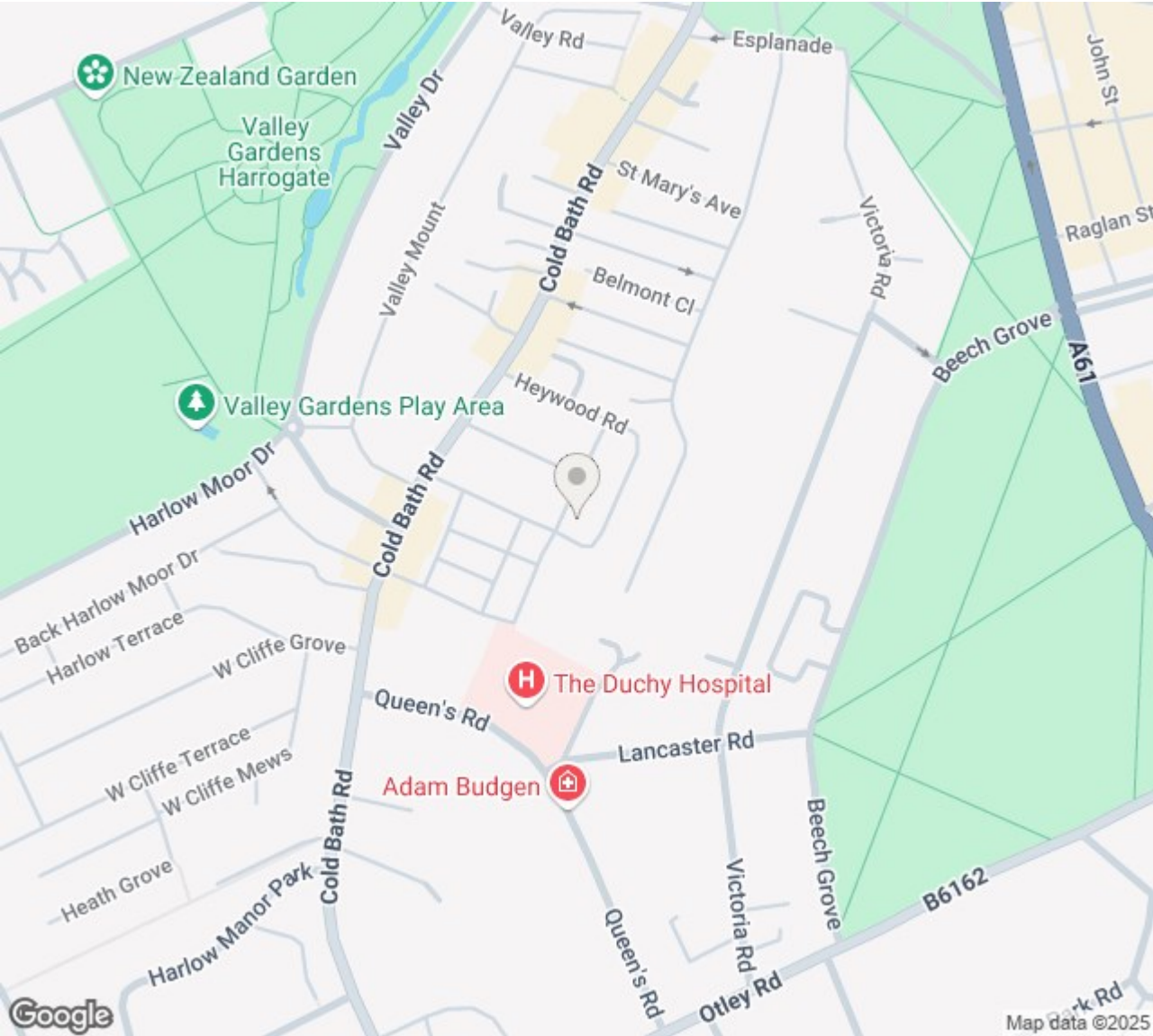
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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