



- Three bedroom terrace
- Good sized accommodation
- Open plan living/dining room
- Conservatory/utility
- Enclosed courtyard garden
- Gas central heating
- UPVC double glazing
- EPC rating D61
- Council tax band C

Dragon Road, Harrogate

A larger than average three bedroom mid terrace house, in an excellent location, close to schools, shops and transport links.

The property benefits from gas central heating, double glazing and comprises, entrance hall, open plan living/dining room, kitchen, conservatory, three bedrooms and bathroom.

£995 PCM



Entrance hall

With central heating radiator.

Living room

13'5" x 10'2"

With central heating radiator, remote control electric fire, UPVC double glazed window to the front of the property and wooden shutters.

Dining room

12'1" x 8'10"

With central heating radiator, under stairs cupboard and UPVC double glazed window to the rear of the property.

Kitchen

9'10" x 8'2"

With a range of wall mounted cupboards, base units and drawers, electric oven, gas hob and windows to the side and rear of the property.

Conservatory/utility

7'4" x 5'9"

With door to the rear garden

First floor

Good size landing

Bedroom One

13'1" x 9'2"

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

Bedroom two

12'1" x 8'2"

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

Bedroom three

9'6" x 8'2"

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





Bathroom

11'5" x 4'3"

Bath with glazed side screen, basin, wc and heated towel rail.

Outside

To the front of the property is a forecourt garden.

To the rear of the property is a pleasant courtyard garden.

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		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

