



- Well presented two bed terrace
- Useful loft room / study
- Recently fitted kitchen
- Bathroom & En-suite shower room
- Close to Starbeck Train Station
- Pleasant rear courtyard
- Council tax band A
- EPC rating C69
- Gas central heating & double glazing

Avenue Street, Harrogate

An immaculately presented two bedroom inner terrace house, in a popular location, close to Starbeck train station and excellent local amenities.

The property benefits from gas central heating, double glazing and comprises, living room, recently fitted kitchen, bathroom, master bedroom with en-suite shower room, further bedroom and useful loft room.

£1,100 PCM



Living room

12'5" x 11'5"

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

Kitchen

11'5" x 10'5"

Recently fitted kitchen with a range of wall mounted cupboards, base units and drawers, fridge/freezer, dishwasher, oven, microwave, gas hob and UPVC double glazed window to the rear.

Rear vestibule

With UPVC double glazed door to the rear.

Barthroom

8'6" x 7'2"

Comprising modern white suite with bath, basin, WC, towel rail, wall mounted central heating boiler and UPVC double glazed window to the rear.

First floor

Master bedroom

10'9" x 8'6"

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

En-suite shower room

8'2" x 3'7"

With shower cubicle, basin and WC.

Bedroom two

10'9" x 6'10"

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

Second floor





Useful loft room / study

13'1" x 10'9"

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

Outside

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

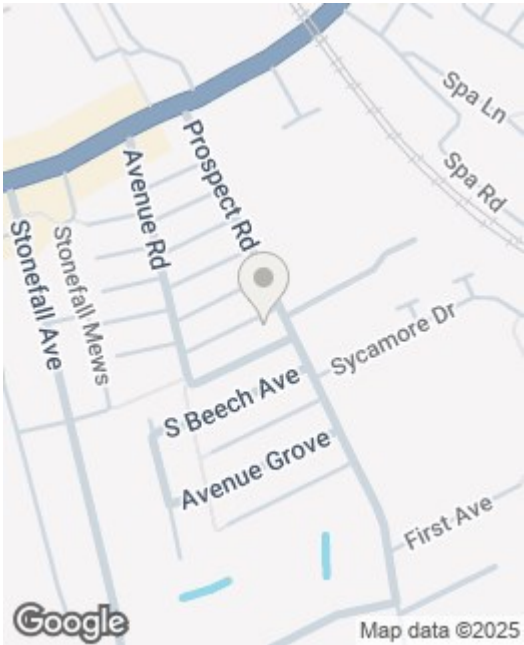
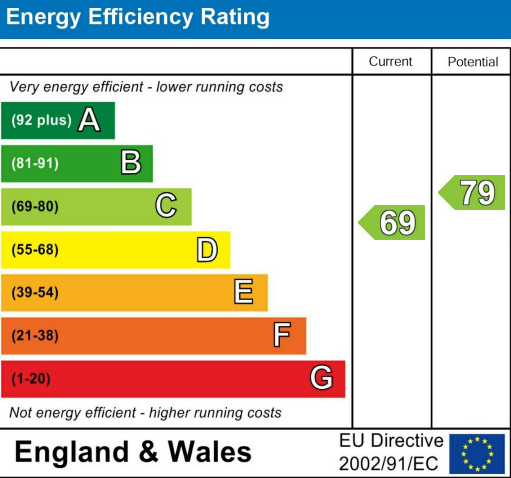
Rental Procedure

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