



- Close to town centre
- Light and airy accommodation
- Recently fitted shower room
- UPVC double glazing throughout
- Gas central heating
- Open plan kitchen/living
- EPC rating C
- Available start November

## Dragon Avenue, Harrogate

A well presented first floor, two bedroom flat, close to the town centre with modern kitchen and bathroom.

The property benefits from gas central heating, double glazing and comprises entrance hall, open plan living/kitchen, double bedroom, single bedroom/study and modern shower room.

**£825 PCM**





A well presented first floor, two bedroom flat, close to the town centre with modern kitchen and bathroom. The property benefits from gas central heating, double glazing and comprises entrance hall, open plan living/kitchen, double bedroom, single bedroom/study and modern shower room.

#### **COMMUNAL ENTRANCE HALL**

With stairs to the first floor.

#### **PRIVATE ENTRANCE HALL**

With telephone entry system.

#### **LIVING/KITCHEN**

17'1" x 12'11"

With a range of wall mounted cupboards, base units and drawers, gas hob, electric oven, extractor fan and fridge/freezer.

Windows to the front of the property and central heating radiator

#### **BEDROOM ONE**

11'10" x 10'11"

With two double glazed windows to the rear of the property, double glazed window to the side and central heating radiator.

#### **BEDROOM TWO/STUDY**

7'4" x 7'2"

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

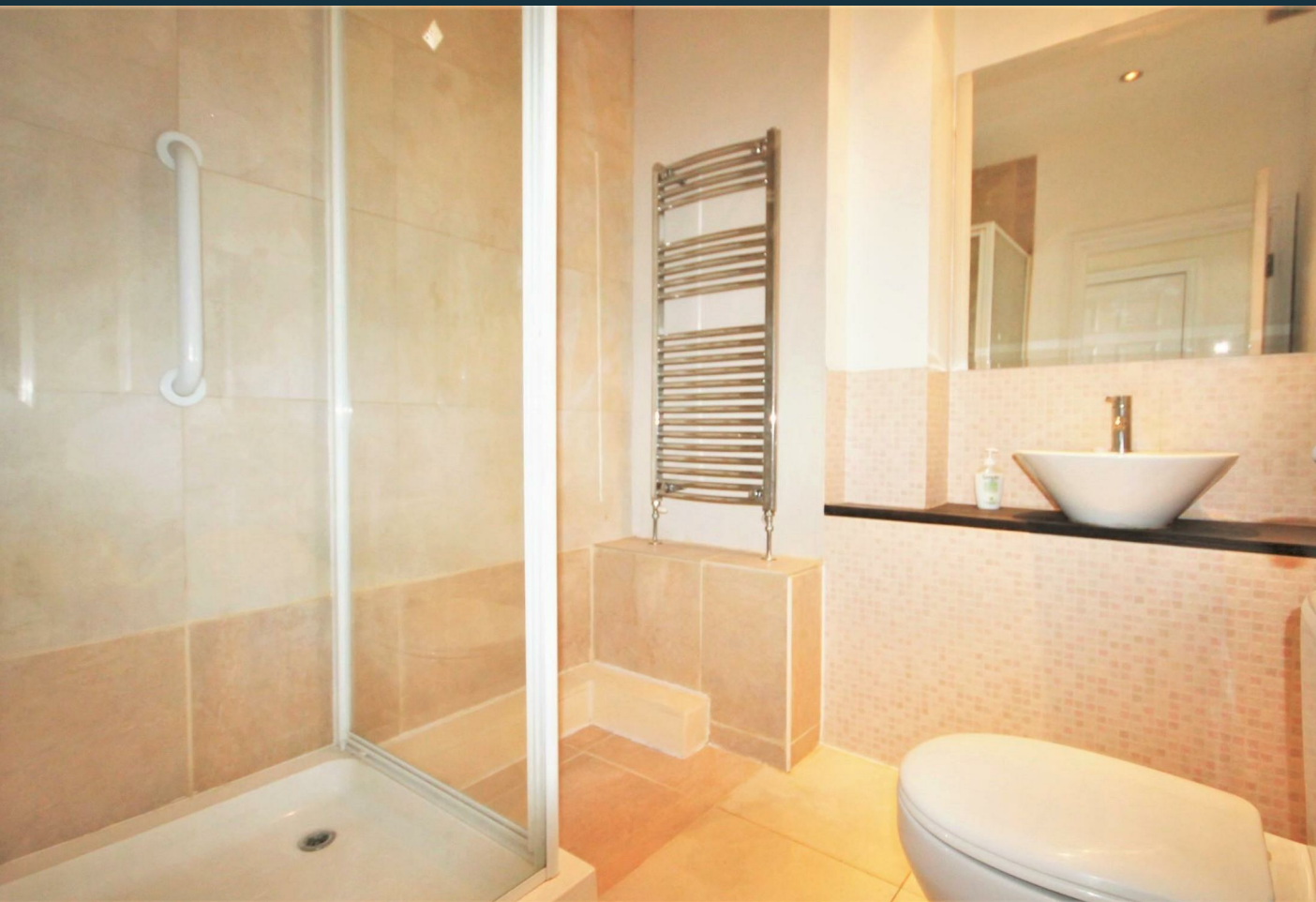
#### **SHOWER ROOM**

With recently fitted white suite comprising, shower cubicle, low flush wc, basin and chrome heated towel rail.

#### **COUNCIL TAX**

Band A





### AGENTS NOTES

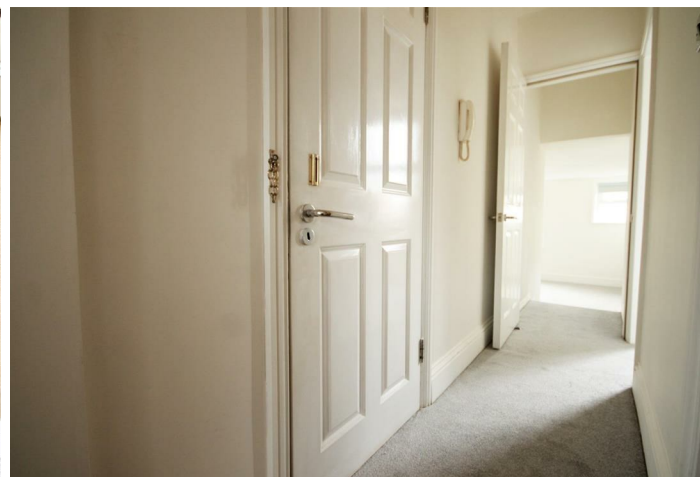
All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

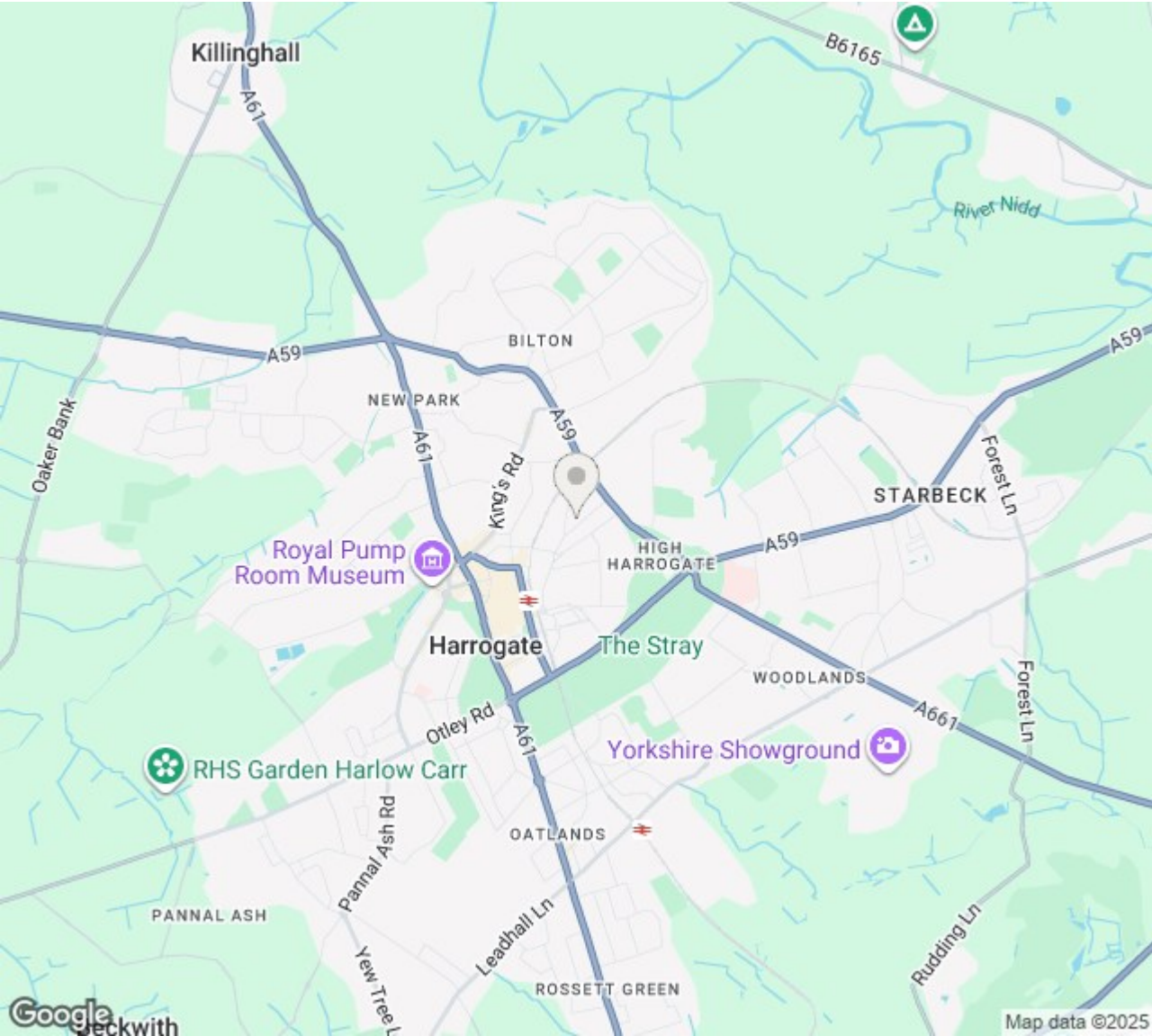
### PAYMENTS

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	69	80
(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	



1 Lower Railway Road, Ilkley, West  
Yorkshire, LS29 8FL

www.whitakercadre.com  
01943 328343  
info@whitakercadre.com

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