



- One bedroom house
- New bathroom & kitchen
- Newly decorated & new flooring throughout
- Parking space and garden
- Close to Starbeck rail link
- Excellent amenities nearby
- Newly fitted combi boiler
- Council tax band B
- EPC rating C78

## 70 Sycamore Drive, Harrogate, HG2 7PU

A good sized one bedroom house that has been fully refurbished, with new kitchen, bathroom, decor and flooring.

The property is close to Starbeck rail link, excellent amenities and comprises, entrance porch, living room with patio doors to the garden, kitchen, bedroom with fitted wardrobes, bathroom, garden and parking space.

**£875 PCM**





### Entrance Porch

With UPVC door and useful store cupboard housing a new combi boiler.

### Living Room

13'1" x 12'5"

With central heating radiator and UPVC double glazed, patio doors to the garden.

### Kitchen

12'5" x 5'2"

Newly fitted kitchen with a range of wall mounted cupboards, base units and drawers, electric oven, hob, extractor, central heating radiator and UPVC double glazed window to the side of the property.

### First floor

#### Bedroom

10'9" x 10'5"

With fitted wardrobes, central heating radiator and two UPVC double glazed windows.

#### Bathroom

7'6" x 5'6"

Newly fitted bathroom suite, comprising bath with shower over and glazed side screen, wc, basin, heated towel rail and UPVC double glazed window.

### Outside

To the front of the property is a parking space for one vehicle.

The property benefits from a pleasant garden, with patio area, mature shrubs and timber boundary fencing.

### 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.

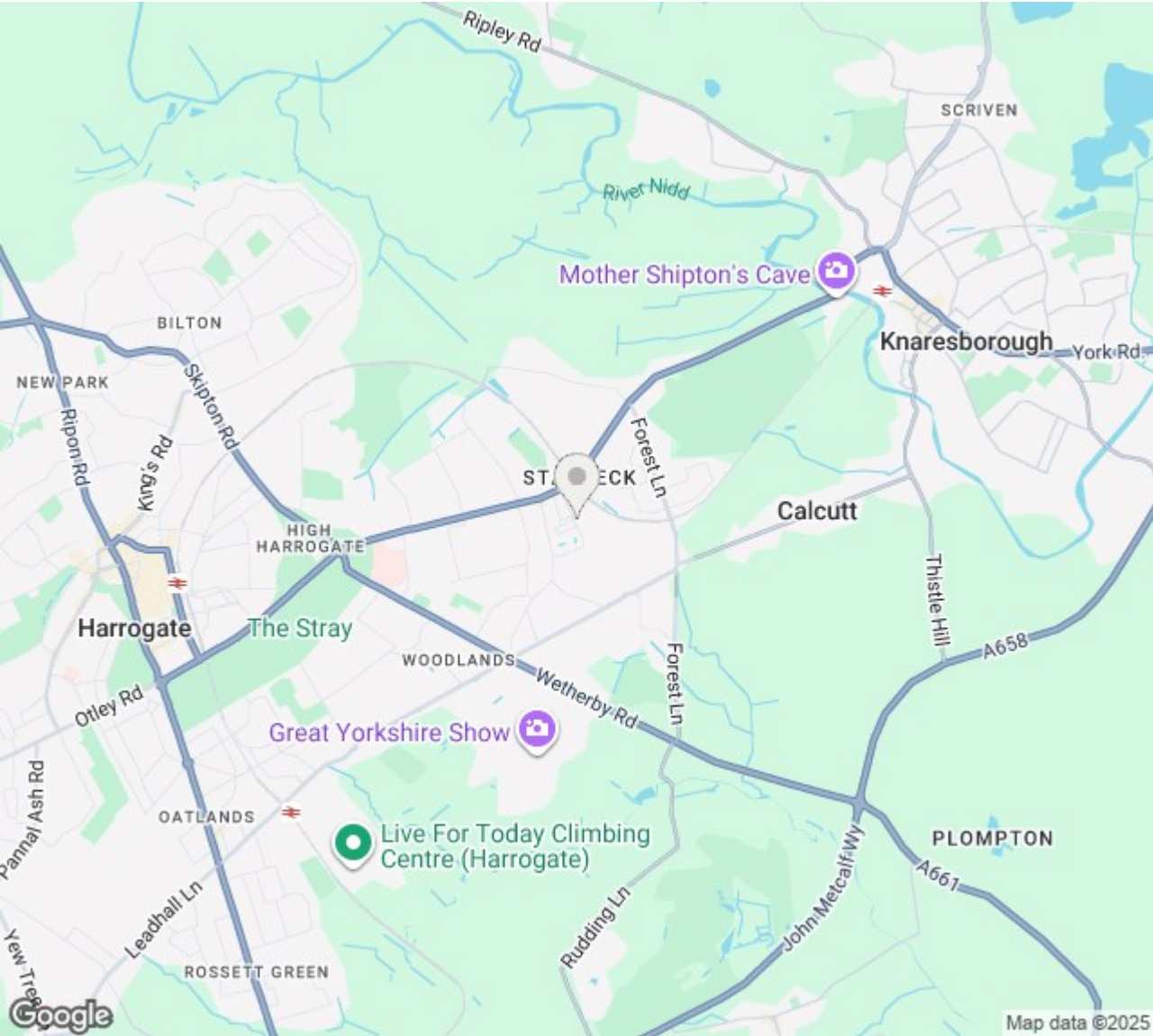
### Payments

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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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	



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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