



- Ground Floor Flat
- Private Rear Yard
- One Double Bedroom
- Light & Airy Accommodation
- Modern Kitchen & Shower Room
- High Quality Fixtures & Fittings
- Easy Walking Distance to Town Centre
- EPC Rating D
- Available January

## Flat 1, 77 Franklin Road, Harrogate, HG1 5EH

A well presented one bedroomed ground floor flat with high quality fixtures and fittings throughout, within easy walking distance of Harrogate town centre. The property benefits from gas central heating, double glazing and briefly comprises a spacious living room with attractive bay window, modern kitchen, bedroom and shower room. Unfurnished.

**£795 PCM**



### Communal Entrance

### Private Entrance Hall

With door entry phone and central heating radiator.

### Living Room

16'3" x 13'10"

With bay window, central heating radiator and electric fire.

### Kitchen

10'5" x 9'4"

With a range of wall mounted cupboards, base units and drawers, electric oven, hob, extractor, integrated fridge, UPVC double glazed windows to the side and UPVC double glazed door to the rear yard.

### Bedroom

12'11" x 10'5"

With built in cupboards, central heating radiator and UPVC double glazed window to the rear.

### Shower Room

7'10" x 3'3"

With shower cubicle, basin and WC.

### Outside

To the rear of the property is a small yard, with timber fence and hand gate.

### Pets

Please note that this property does not allow pets.

### Council Tax

Band A





### Agents Notes

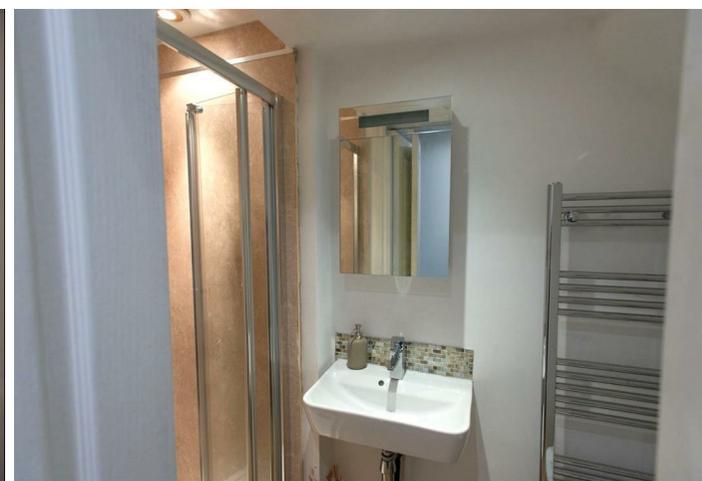
All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

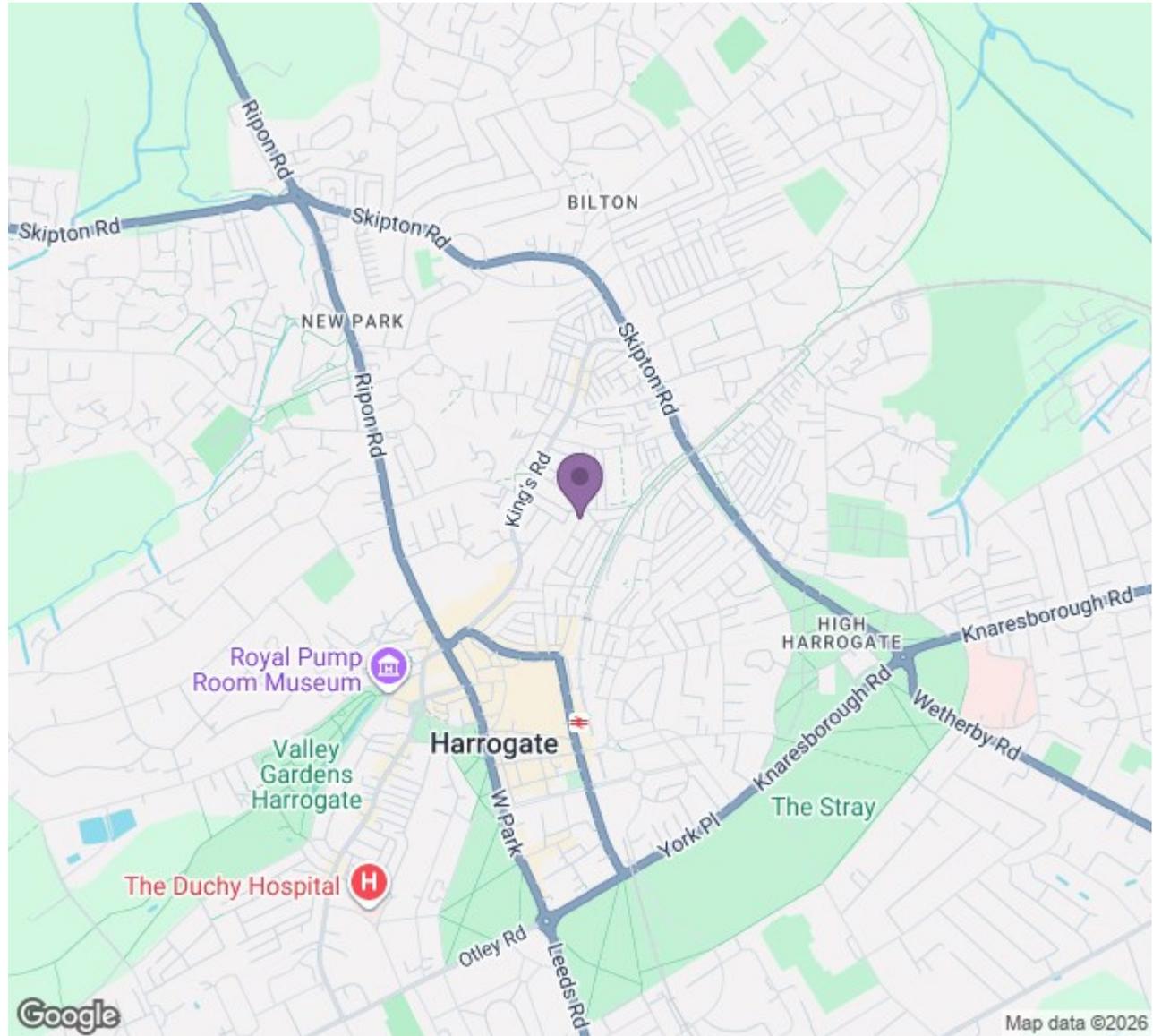
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 and 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