



- Two bedroom apartment
- Fantastic location close to The Oval Gardens and town centre
- Spacious accommodation
- Gas central heating
- UPVC double glazing
- Ample on street parking
- Council tax band B
- Available now
- EPC C69

## West End Avenue, Harrogate

A well presented two bedroom, first floor apartment in a fantastic location, close to the town centre, Oval Gardens and excellent transport links.

The property benefits from gas central heating, double glazing and comprises, kitchen, living room, large master bedroom, further bedroom, bathroom and WC.



**£925 PCM**



### **Communal entrance**

With stairs to the first floor.

### **Private entrance**

With door entry phone and central heating radiator.

### **Living room**

17'5" x 14'3"

With UPVC double glazed windows to the front and side of the property, central heating radiator, fire surround and store cupboard housing the central heating boiler.

### **Kitchen**

11'10" x 5'7"

With a range of wall mounted cupboards, base units and drawers, electric oven, gas hob, washer/dryer, fridge with freezer compartment, radiator and UPVC double glazed window to the rear of the property.

### **Bedroom one**

15'6" x 13'5"

With UPVC double glazed window to the front of the property, central heating radiator, wardrobe and fire surround.

### **Bedroom two**

12'0" x 9'2"

With UPVC double glazed door to the fire escape, central heating radiator and wash basin.

### **Bathroom**

6'0" x 5'6"

With UPVC double glazed window to the front of the property, bath with electric shower over, wash basin and central heating radiator.

### **WC**

5'1" x 2'9"

With window to the rear of the property and low flush WC.





### **Outside**

Ample on street parking is available to the front of the property with no permit required.

### **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.

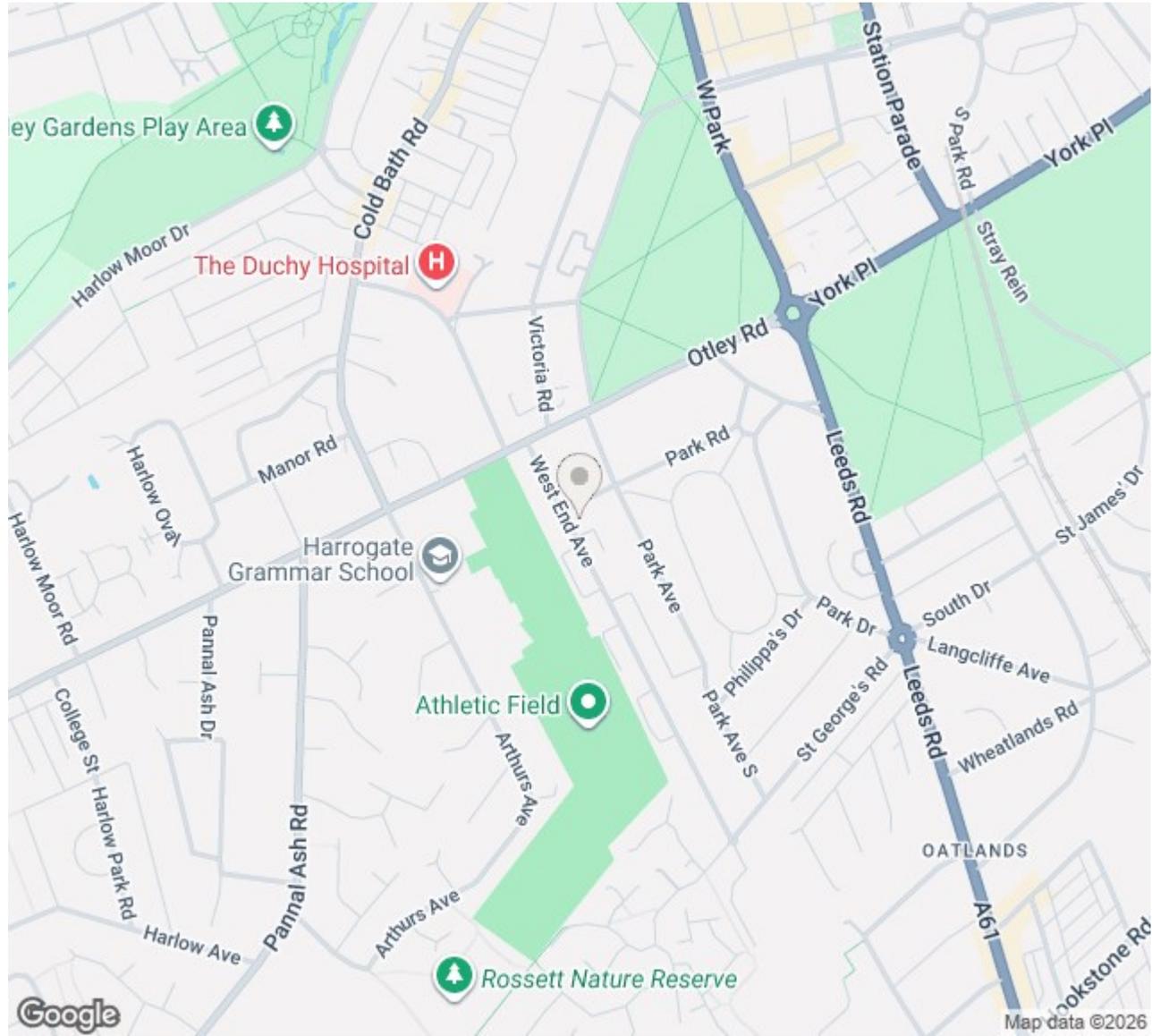
### **Rental Procedure**

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(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 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