WHITAKER CADRE LETTING SPECIALISTS








- Luxury two bedroom ground floor apartment
- Private garden
- High quality fixtures and fittings
- Integrated appliances
- Allocated off street parking space
- Private basement store room
- Energy efficient triple glazed windows
- EPC Rating C72
- Council tax band D

## Otley Road, Harrogate

## £1,450 PCM

A beautifully presented two bedroom ground floor apartment, with private garden, off road parking space and private store room.

The accommodation benefits from high quality fixtures and fittings throughout, gas central heating, triple glazing and comprises, large private entrance hall with utility cupboard, open plan living/kitchen with integrated appliances, master bedroom with en-suite bathroom, second double bedroom and large shower room.







## Communal entrance hall

## Private entrance hall
With video door entry system, central heating radiator and store cupboard housing washing machine.

## Open plan living/kitchen
17'8" x 13'7"
With UPVC triple glazed windows to the front of the property, wooden flooring and central heating radiator.

The kitchen areas offer a range of wall mounted cupboards, base units and drawers with quartz worktops, Smeg range cooker with six ring gas hob, wine fridge, integrated dishwasher and fridge/freezer.

## Master bedroom
16'11" x 11'7"
With UPVC triple glazed door leading to the private garden, central heating radiator and fitted wardrobes.

## En-suite bathroom
6'4" x 5'9"
Luxury bathroom comprising, bath with shower over, glazed side screen, low flush wc, basin with unit below and underfloor heating.

## Bedroom two
18'0" x 9'7"
With UPVC triple glazed window to the front of the property, central heating radiator and fitted wardrobes.

## Shower room
9'10" x 5'8"
Luxury shower room with large walk in shower, low flush wc, basin with unit below and underfloor heating.

## Basement store room
The property benefits from a lockable store room in the basement.







## Outside
To the front of property is a south facing private garden for the sole use of the apartment.

To the rear of the property is a designated off street parking space, with access door to the rear of the building.

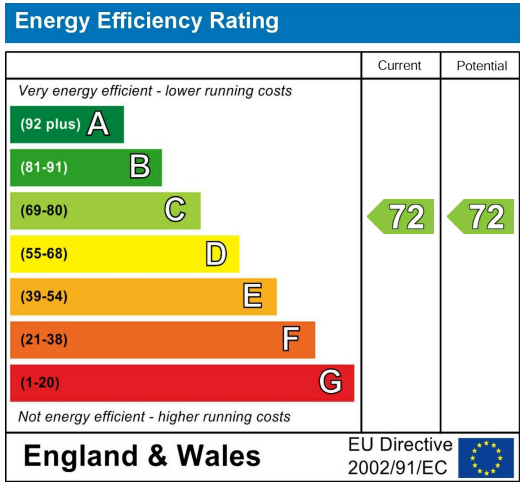
## No Pets
Please note that this property does not accept pets.

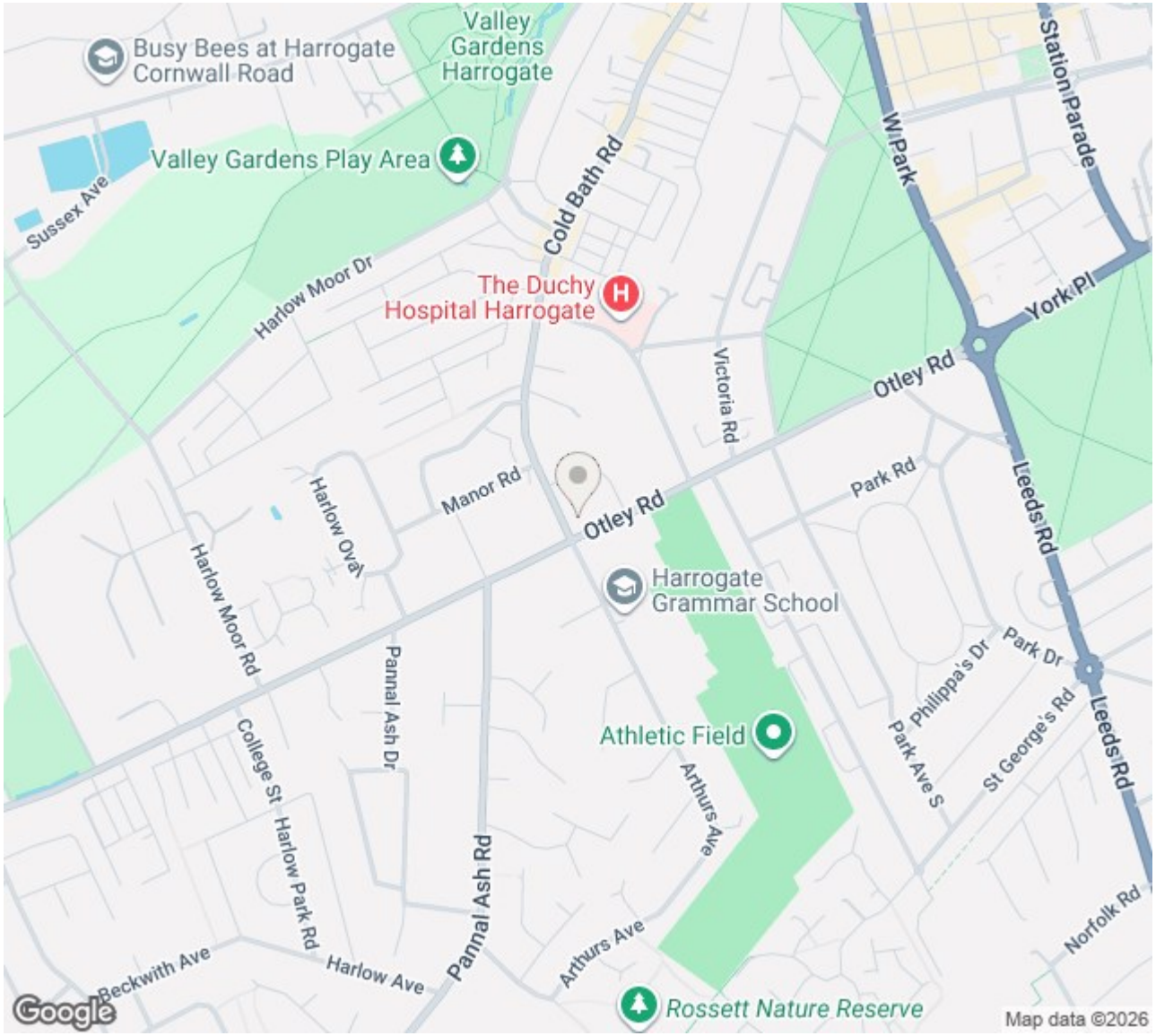
## Please note
Some furniture is available with the property, please contact the office to discuss in further detail.

## 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