



- Three Bedrooms
- Deceptively Spacious Accommodation
- Ensuite
- Appliances Included
- Excellent Amenities And Schools Close By
- Off Street Parking for Two Cars
- Walking Distance to Town Centre
- EPC Rate
- Council Tax Band C

The Flat, 26 Cold Bath Road, Harrogate, HG2 0NA

A conveniently located three bedroom town house in this sought after location, close to local amenities and a short walk to Harrogate town centre.

£1,850 PCM



Living Room

20'11" x 12'00"

Light and spacious with single glazed sash windows to the front and side elevation, ceiling coving, two light pendants, T.V socket and electric fire. Parker style flooring.

Kitchen

13'00" x 11'04"

Good size kitchen, space for dining table. Double glazed window to to the rear elevation. Marble worktops with complimentary base units, double Belfast sink, feature light pendant and spotlights, appliances include - oven, ceramic hob & extractor fan, washing machine, dryer, dishwasher and fridge freezer. Vinyl flooring.

Utility Room

10'10" x 07'00"

Boot room and cloak room with stairs leading to first floor landing with W/C leading up to the first floor, with low level w/c and pedestal sink.

Bedroom One

13'03" x 11'03"

Neutral décor, single glazed window with curtain pole and curtains to rear elevation, one light pendant, one radiator, fitted carpet.

Bedroom Two

12'04" x 12'00"

Neutral décor, single glazed sash window with curtain pole and curtains to front elevation, one light pendant, one radiator, fitted carpet. shelving in recess.

Bathroom

09'03" x 08'05"

Single glazed sash window with blind to front elevation, spotlights, white panel bath, white pedestal sink with mirror over, white low-level w/c, shower cubicle with fountain head double shower, heated towel rail. Tiled flooring.

Bedroom Three

15'02" x 14'08"

Neutral décor, three velux windows with blinds, beam features, one light pendant, storage in eaves, fitted carpet.

Ensuite

07'10" x 05'07"

Low level w/c, white pedestal sink with mirror over, shower cubicle with fountain head double shower, heated towel rail, spotlights and extractor fan, tiled flooring.





Externally

There is a rear enclosed courtyard with a lockable storage shed and two off street parking spaces.

Council Tax Band D

North Yorkshire County Council

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.

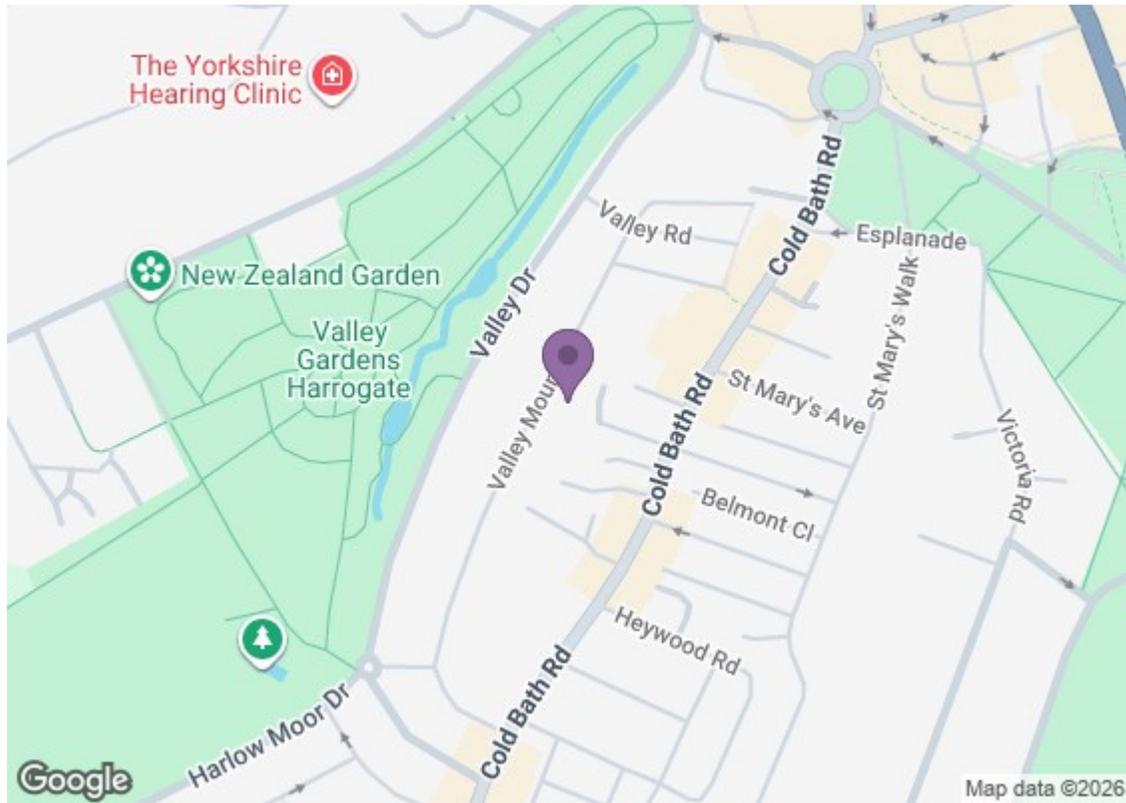
Rental Procedure

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) A			
(81-91) B			
(69-80) C			78
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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