



## Room 4, 28 Spring Grove, Harrogate, HG1 2HS

A furnished studio apartment with en suite bathroom and shared kitchen facilities. Inclusive of utility bills and wifi.

**£635 Per Month**

- Furnished
- Close to town centre
- Communal Kitchens
- Separate Ensuite
- Utility's included
- Wifi included
- Quiet end of cul de sac location
- Single Occupancy Only



### Bedroom

Situated on the ground floor, the property briefly comprises of; a bright bedroom, furnished with a single bed, wardrobe and desk and drawers.

### Ensuite

A private en suite shower room. with the basin, low level w/c and shower cubicle.

### Communal Area

The property benefits from shared kitchen facilities with one on each floor and access to a washer and tumble dryer.

### Situation

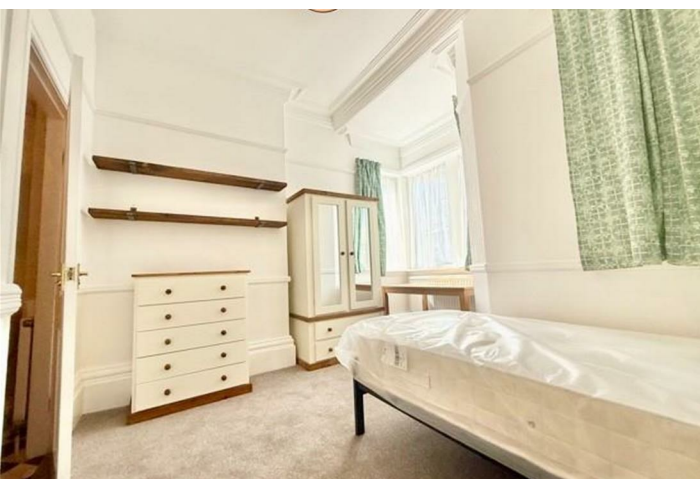
Located a short walk from Harrogate centre. Perfect for a single professional. Please note single occupancy only

### Council Tax & Utilities

Inclusive of Council tax, water, gas, electric bills. and wifi

### Agent Notes

All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. 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

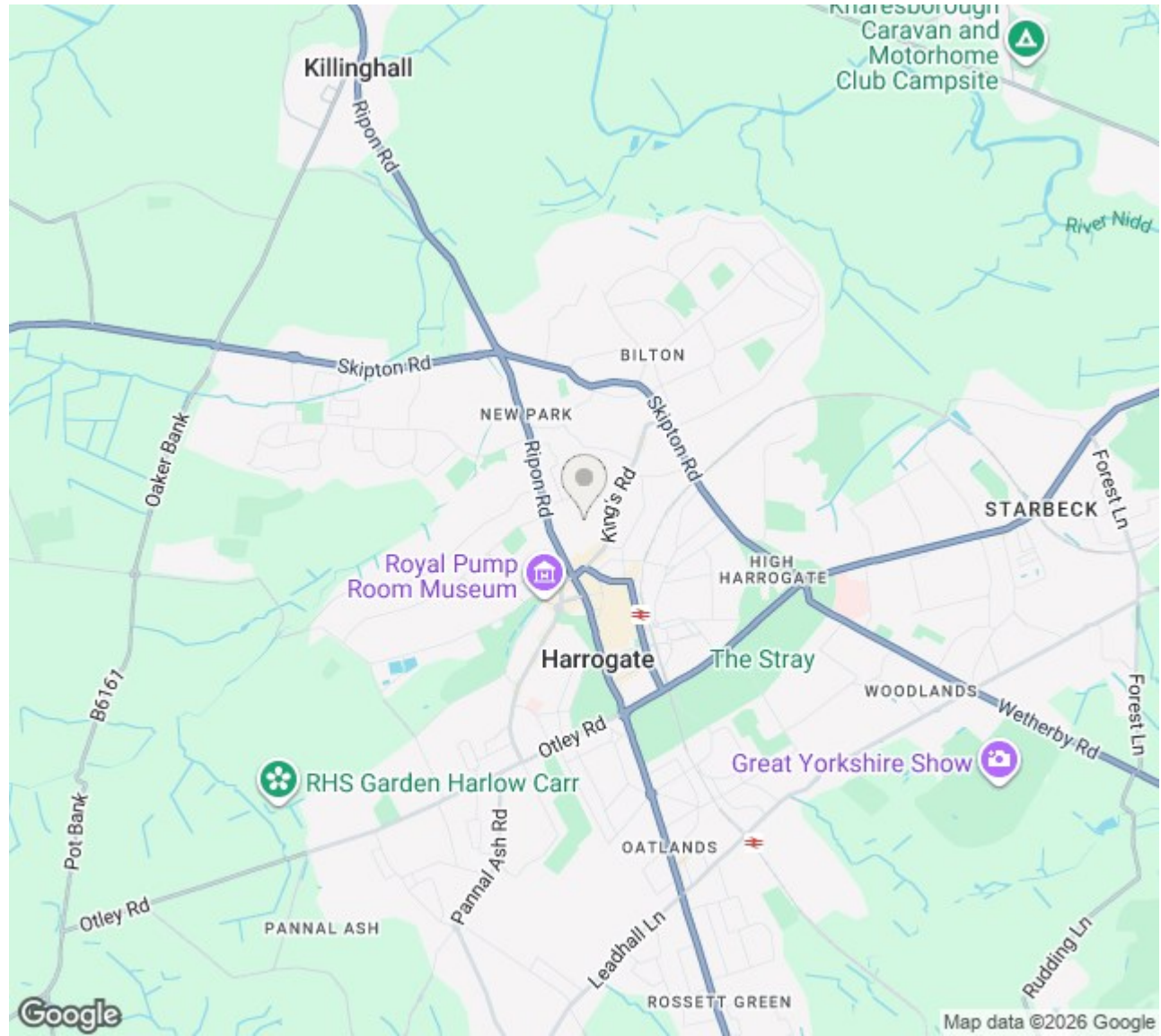
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>                            |                            |   |
| (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<br>2002/91/EC |  |



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Head Road, Harrogate, HG3 1RY

[www.whitakercadre.com](http://www.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 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