



- Newly refurbished
- 2 bedrooms
- Generous courtyard garden
- Excellent schools nearby

13 Ashfield Road, Harrogate, HG1 5ES

A newly refurbished two bedroom, inner terrace located close to the town centre and excellent local schools.

The property has undergone a complete refurbishment in recent months and now offers light and bright modern living with high quality fixtures and fittings.



£725 pcm



Property Description

LIVING ROOM

12' 11" x 11' 10" (3.959m x 3.610m) With new composite front door, double glazed window to the front, central heating radiator and built in store cupboards

KITCHEN

11' 10" x 8' 2" (3.610m x 2.495m) Newly fitted kitchen with a range of wall mounted cupboards and base units, electric oven, hob and extractor canopy, space for fridge/freezer, plumbing for washing machine, double glazed window to the rear.

REAR VESTIBULE

With double glazed door to the rear.

BATHROOM

8' 6" x 5' 4" (2.598m x 1.647m) With newly fitted white suite, including low flush wc, basin with vanity unit below, panelled bath with shower over and glazed side screen, double glazed window to the rear, heated towel rail and wall mounted medicine cabinet.

BEDROOM ONE

11' 11" x 10' 2" (3.635m x 3.119m) With double glazed window to the front and central heating radiator

BEDROOM

10' 1" x 9' 2" (3.096m x 2.811m) With double glazed window to the rear, central heating radiator and store cupboard housing a newly fitted combi boiler.

OUTSIDE

To the front of the property is ample on street parking.

To the rear of the property is a good sized courtyard with timber boundary fencing, hand gate to the rear access road and outside tap.





PLEASE NOTE

New laminate effect flooring will be fitted prior to the commencement of a tenancy. In addition, a glazed splashback will be fitted behind the hob.

AGENTS NOTE

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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