



- Two bedroom bungalow
- Garage & pleasant gardens
- Quiet cul-de-sac location
- Popular residential area

11 Meadow Way, Harrogate, HG1 3LG

A newly decorated, two bedroom bungalow in a quiet cul-de-sac location, close to excellent local amenities.

The accommodation benefits from gas central heating, double glazing and comprises, entrance hall, large living room, kitchen, two bedrooms and bathroom with garage and gardens.



£895 pcm



Property Description

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ENTRANCE HALL

LIVING ROOM

17' 4" x 10' 9" (5.3m x 3.3m) With bay window to the front of the property, central heating radiator and electric fire.

KITCHEN

9' 6" x 7' 4" (2.9m x 2.24m) With a range of wall mounted cupboards, base units and drawers, electric oven, gas hob, space for washing machine and fridge freezer.

BEDROOM ONE

12' 9" x 9' 6" (3.9m x 2.9m) With fitted wardrobe, central heating radiator and UPVC double glazed window to the rear.

BEDROOM TWO

8' 6" x 8' 6" (2.6m x 2.6m) With central heating radiator and UPVC double glazed window to the front of the property.

BATHROOM

5' 10" x 5' 2" (1.8m x 1.6m) With bath, basin, low flush wc, heated towel rail and UPVC double





glazed window to the side of the property.

OUTSIDE

To the front of the property is a lawned garden, with mature shrubs, boundary hedging and driveway.

To the rear of the property is a garage with up and over door, lawned garden and borders.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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