



- Larger than average 3 bedroom semi
- Popular Harlow Hill location
- With catchment for excellent local schools
- Redecorated throughout
- Re-carpeted throughout
- Lovely south facing rear garden
- Close to The Pinewoods and Valley Gardens
- EPC rating D57
- Council tax band C

College Street, Harrogate

A beautifully presented, larger than average, three bedroom semi-detached house in the popular Harlow Hill area of Harrogate. The property is within the catchment area of excellent local schools, a short walk from The Pinewoods, Valley Gardens, Cold Bath Road and the town centre.

The property has been redecorated and re-carpeted throughout and comprises, large open plan living/dining room, kitchen, three bedrooms and bathroom.



£1,250 PCM



Open plan living/dining room

25'1" x 23'5"

With UPVC front door, UPVC double glazed windows, central heating radiators and stone fireplace.

Kitchen

10'9" x 8'2"

With a range of wall mounted cupboard, base units, drawers, gas cooker, UPVC door to the rear and UPVC double glazed window.

First floor

Master bedroom

12'5" x 10'9"

With UPVC double glazed window to the front and central heating radiator.

Bedroom two

14'2" x 6'11"

With UPVC window to the rear of the property and central heating radiator.

Bedroom three

7'10" x 6'9"

With UPVC double glazed window to the front of the property, central heating radiator and built in platform bed.



Bathroom

8'11" x 6'5"

With modern white suite comprising, bath with shower over and glazed side screen, basin, low flush WC, UPVC double glazed windows to the rear and central heating radiator.



Outside

To the front of the property is a low maintenance garden and off street parking.

To the rear of the property is lawned garden, with mature trees, shrubs, paved area and timber boundary fencing. There is also a garden store/boiler room housing the central heating boiler.

No Pets

Please note that this property does not accept pets.

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

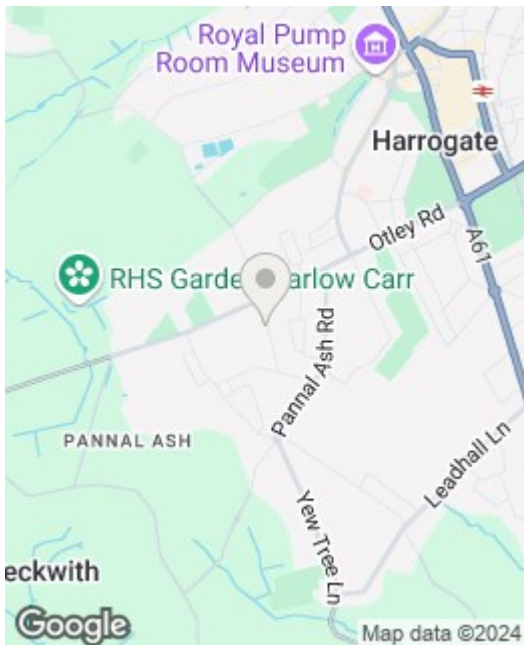
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		75
(55-68) D	57	
(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