



- Three bedroom semi-detached
- Close to Harrogate Grammar School
- High quality fittings throughout
- Integrated appliances
- Detached garage
- Gardens to front & rear
- Popular location
- EPC rating C
- Council tax band D

Arthurs Avenue, Harrogate

An immaculately presented three bedroom semi detached house in a popular location, close to Harrogate Grammar School. The property benefits from gas central heating, double glazing and comprises entrance vestibule, living room with attractive bay window, breakfast kitchen with a range of wall mounted cupboards, base units and drawers, granite worktops, washing machine, dishwasher, fridge/freezer, oven and hob. To the first floor are two double bedrooms with fitted wardrobes, further single bedroom and luxury house bathroom.

£1,495 PCM



Entrance vestibule

Living room

15'4" x 11'7"

With attractive bay window, central heating radiator and gas fire place.

Breakfast kitchen

15'4" x 11'10"

With a range of wall mounted cupboards, base units and drawers, granite worktops, oven, hob, washing machine, dishwasher, fridge/freezer, store cupboard and French doors to the garden.

First floor

Bedroom one

11'9" x 7'10"

With fitted wardrobes, central heating radiator and UPVC double glazed window to the rear of the property.

Bedroom two

11'7" x 8'11"

With fitted wardrobe, central heating radiator and UPVC double glazed window to the front of the property.

Bedroom three

8'7" x 6'0"

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

Bathroom

8'5" x 5'4"

White suite with shower over bath, basin, WC and heated towel rail.





Outside

To the front of the property is a lawned garden, with borders, mature hedging and driveway leading to a detached garage with power and light.

To the rear of the property is good sized garden with paved sitting area, lawn, well stocked borders and timber boundary fencing.

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

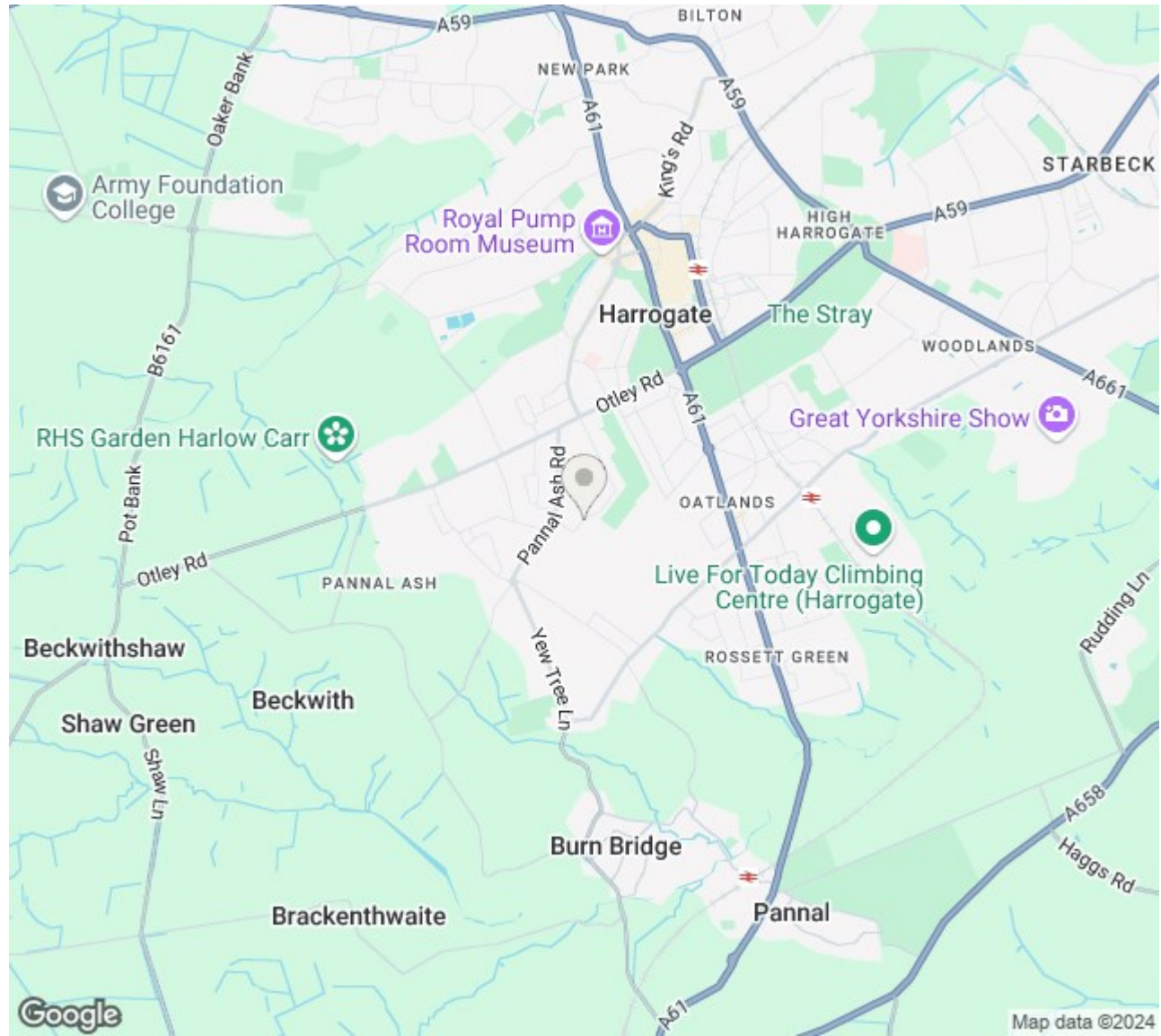
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(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