WHITAKER CADRE
LETTING SPECIALISTS

- Three bedroom inner terrace
- Fantastic location, close to Kings Road
- Spacious accommodation over three floors
- Lovely breakfast kitchen
- En-suite shower room & house bathroom
- Courtyard garden and store to rear.
- Double glazing & gas central heating
- Council tax band B
- EPC rating D64

Roker Road, Harrogate

£1,125 PCM

A beautifully presented three bedroom, inner terrace house, close to the excellent amenities of Kings Road and a short walk to the town centre.
The property benefits from gas central heating, double glazing and comprises, living room, breakfast kitchen, three bedrooms, one with en-suite shower room and house bathroom.

Living Room
12'10 x 12'
With UPVC front door, UPVC double glazed window to the front of the property and central heating radiator.

Dining Kitchen
12'10 x 11'1
With a range of wall mounted cupboards, base units and drawers, electric oven, hob, fridge/freezer, dishwasher, UPVC door to the rear garden, UPVC double glazed window, central heating radiator and under stairs store cupboard.

First Floor

Bedroom One
12'10 x 9'8
With UPVC double glazed window to the front of the property and central heating radiator.

Bedroom Two
11'2 x 7'8
With UPVC double glazed window to the rear of the property and central heating radiator.

Bathroom
11'1" x 4'8"
Modern white suite, comprising, bath with shower over and glazed side screen, basin with storage below and low flush WC.

Second Floor

Bedroom Three
11'8 x 8'2
With UPVC double glazed window, central heating radiator and store cupboard.

Shower Room
8'7" x 5'4"
With large walk in shower, basin, WC and velux window.

Outside
To the rear of the property is an enclose courtyard garden with outside store, providing space and plumbing for a washing machine.

No Pets
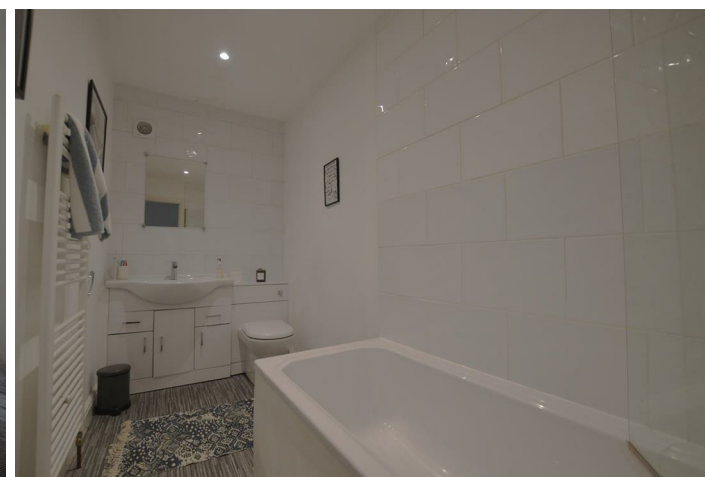Please note that this property does not accept pets.

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.
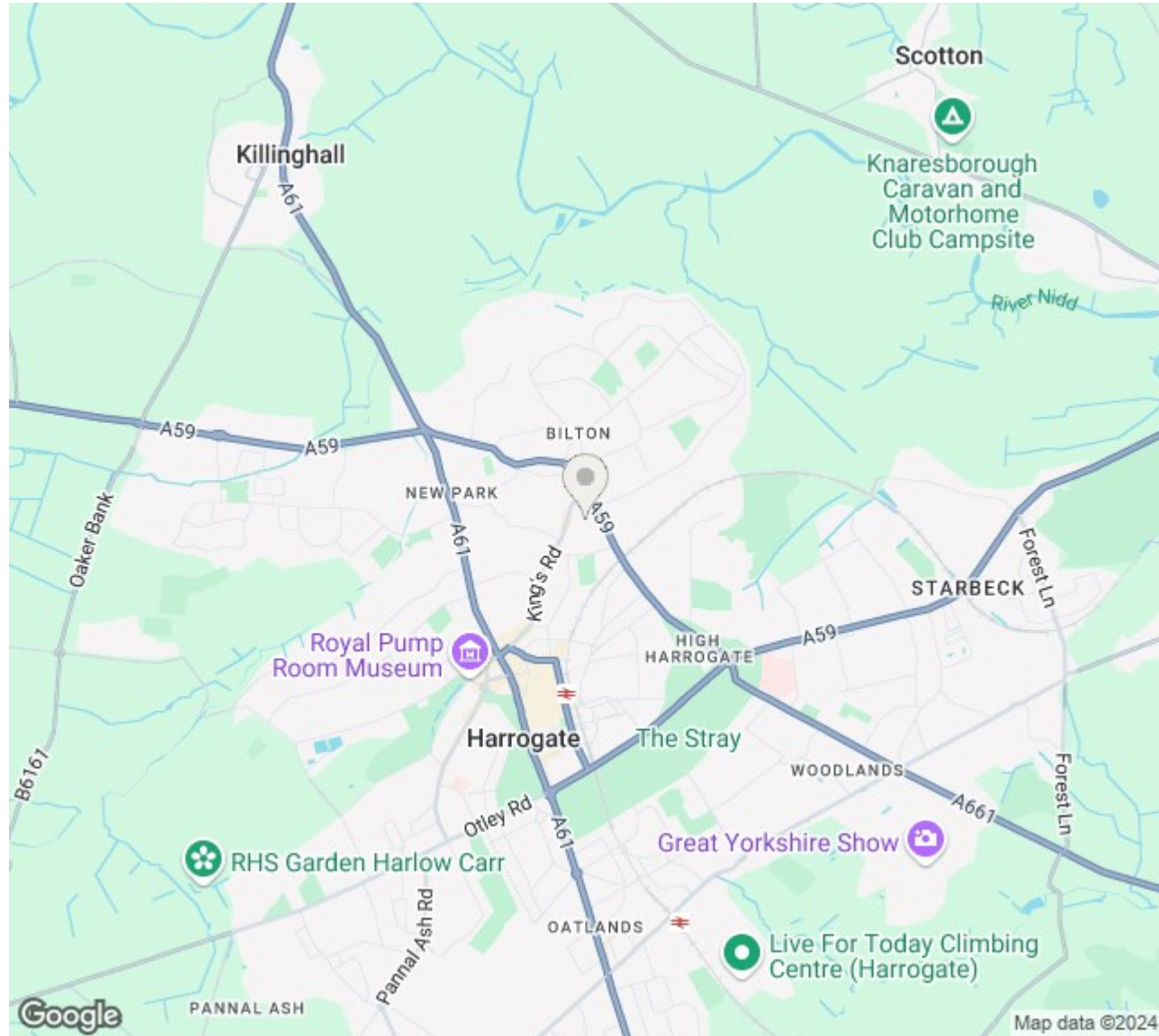
Rental Procedure
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the 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**		87
(69-80) **C**		
(55-68) **D**	64	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales
EU Directive 2002/91/EC