



- Three bedroom semi detached
- Refurbished throughout
- New kitchen with integrated appliances
- New luxury bathroom
- Redecorated throughout with new flooring
- Garage and gardens
- Popular residential location
- EPC rating C70
- Council tax band C

Old Barber, Harrogate

A newly refurbished three bedroom semi-detached house, with garage in a quiet residential location, close to excellent schools and countryside walks.

The property benefits from a new kitchen, new bathroom, new flooring throughout and full redecoration. The accommodation comprises, entrance vestibule, dining kitchen, three bedrooms and bathroom.

Externally, the property benefits from a driveway for two cars and garage, along with front and rear gardens.

£1,295 PCM



Entrance vestibule

With newly fitted laminate flooring

Living room

15' x 11'6"

With UPVC double glazed window to the front of the property, under stairs store cupboard, central heating radiator and newly fitted laminate flooring.

Dining kitchen

14'6" x 10'

Newly fitted kitchen with a range of wall mounted cupboards, base units and drawers, electric oven hob, extractor, integrated fridge/freezer, dishwasher, central heating radiator, newly fitted laminate flooring, UPVC double glazed window and French doors to the rear garden.

First floor

Bedroom One

11'6" x 8'5"

With new carpet, central heating radiator and UPVC double glazed window to the rear.

Bedroom two

11' x 8'5"

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

Bedroom three

7' x 6'

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

Bathroom

6'8" x 5'6"

Newly fitted white suite comprising bath with shower over and glazed side screen, basin, low flush WC, heated towel rail, extractor fan and UPVC double glazed window to the rear.





Outside

To the front of the property is a driveway with space for two cars and leading to a single garage. The front garden is laid mainly to lawn, with low maintenance borders.

To the rear of the property is a good sized garden with patio area, lawn, low maintenance 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

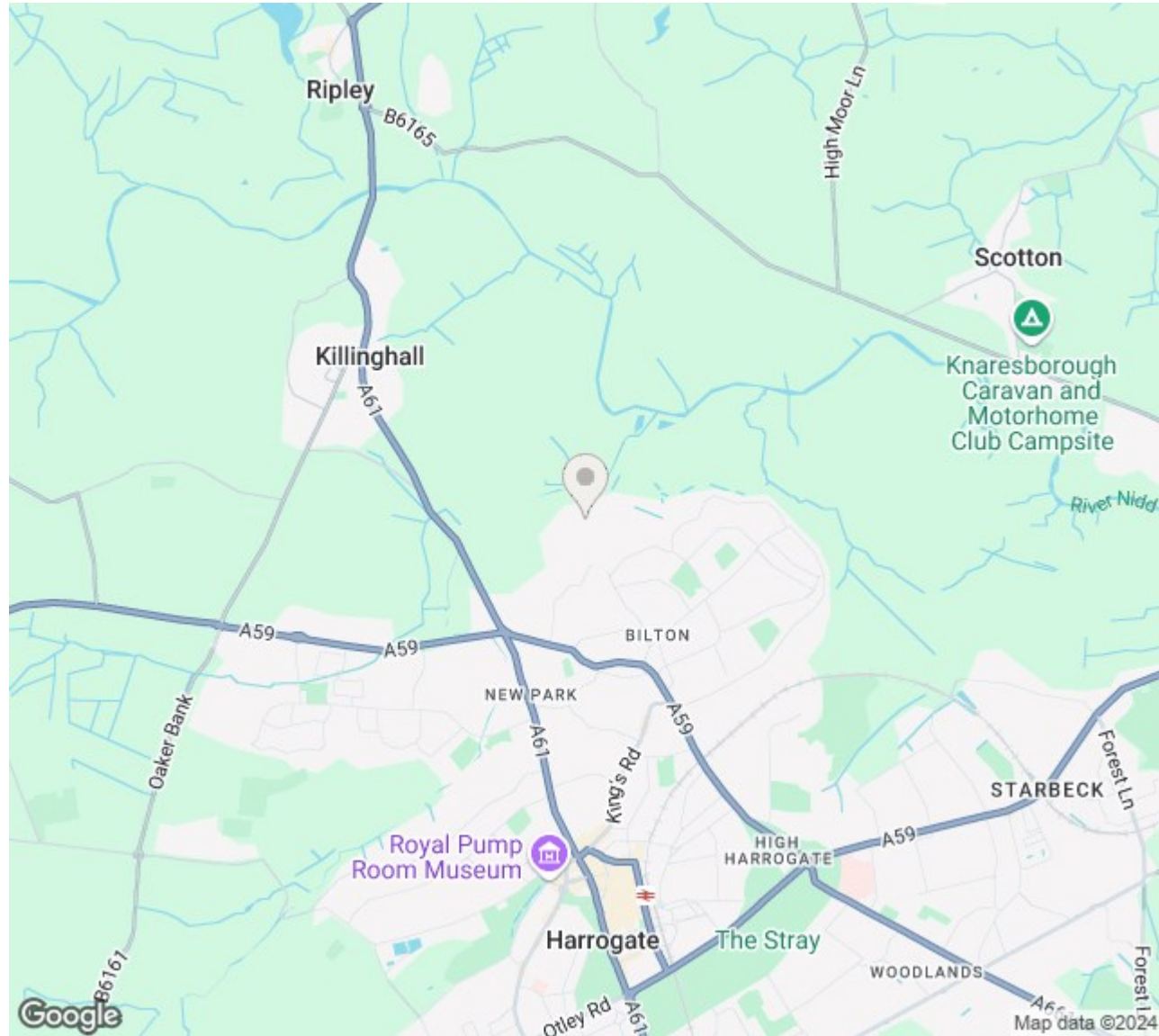
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		
(81-91) B		86
(69-80) C	70	
(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	



1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com
01943 328343
info@whitakercadre.com

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