



- Three bedroom detached house
- Larger than average, sunny rear garden
- Lovely living room with French doors to the garden
- Close to excellent local schools
- Kitchen with integrated appliances
- Bathroom & en-suite shower room
- Off street parking
- Council tax band E
- EPC rating B83

Redfearn Mews, Harrogate

A beautifully presented three bedroom detached property, in an excellent location, to the South side of Harrogate, close to excellent local schools.

The property benefits from a larger than average rear garden and comprises, entrance hall with WC, dining kitchen, living room with French doors to the rear garden, master bedroom with en-suite, two further bedrooms and family bathroom.



£1,550 PCM



Entrance hall

With WC and store cupboard housing the central heating boiler.

Dining kitchen

13'6" x 9'8"

With a range of wall mounted cupboards, base units and drawers, double oven, gas hob, fridge/freezer, dishwasher, washer/dryer, UPVC double glazed window to the front of the property and central heating radiator.

Living room

16'9" x 11'6"

Spacious living room with UPVC double glazed French doors to the rear garden and central heating radiator.

First floor landing

With two useful store cupboards.

Master bedroom

12'0" x 9'10"

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

En-suite shower room

7'7" x 3'4"

With shower cubicle, WC, basin and heated towel rail.

Bedroom two

9'11" x 9'10"

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

Bedroom three

7'4" x 6'5"

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





Bathroom

6'6" x 5'8"

bath with shower over, glazed screen, WC, basin, heated towel rail and UPVC double glazed window to the front of the property.

Outside

To the front of the property is lawned garden, with boundary hedging and a paved driveway leading to the rear garden.

To the rear of the property is large east/south east facing garden, with lawn, two patio areas and timber boundary fencing.

No Pets

Please note that this property does not accept pets.

Agent Notes

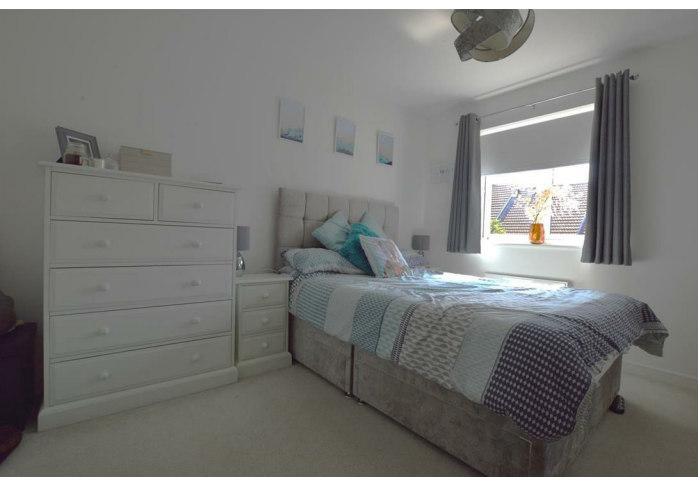
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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		95
(81-91) B	83	
(69-80) C		
(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