



• \*COMING SOON - PLEASE CONTACT US TO REGISTER YOUR INTEREST\*

- Impressive three bedroom semi detached house
- Sought after south side location
- Walking distance to excellent schools
- Spacious accommodation
- New carpets and newly decorated
- Mature gardens
- Fitted wardrobes
- Council tax band E

## Westbourne Avenue, Harrogate

\*COMING SOON - PLEASE CONTACT US TO REGISTER YOUR INTEREST\*

An immaculately presented three bedroom semi-detached house situated on a sought after, tree lined avenue, in a quiet, peaceful location.

Westbourne Avenue is located to the south side of Harrogate, on the edge of the Oval Gardens. within easy walking distance of The Stray, town centre and excellent schools.



**£2,750 PCM**



### ENTRANCE VESTIBULE

With original front door and stained glass window.

### ENTRANCE HALL

A welcoming entrance hall with wooden flooring and stairs leading to the first floor.

### CLOAKROOM

With wc and wash basin.

### SITTING ROOM

12'1" x 15'1"

With a bay window to the front of the property, further UPVC double glazed window to the side, wooden flooring and central heating radiator.

### STUDY/BEDROOM FOUR

12'1" x 10'5"

With UPVC double glazed window to the side of the property, wooden flooring and central heating radiator.

### DINING ROOM

12'1" x 14'1"

With French doors leading to the garden, wooden flooring and central heating radiator.

### KITCHEN

15'1" x 12'1"

With a range of wall mounted cupboards, base units and drawers, range cooker, door to the rear garden, UPVC double glazed windows to the side and rear and central heating radiator.

### FIRST FLOOR

With generous landing, stained glass window to the front and central heating radiator.





### **BEDROOM ONE**

14'4" x 12'9"

With attractive bay window to the front of the property, fitted wardrobes and central heating radiator.

### **BEDROOM TWO**

14'1" x 12'1"

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

### **BEDROOM THREE**

12'1" x 8'6"

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

### **BATHROOM**

With walk in shower cubicle, bath, basin, WC, heated towel rail, underfloor heating and UPVC double glazed windows to the side of the property.

### **STORE/UTILITY CUPBOARD**

With built in shelving.

### **OUTSIDE**

To the front of the property is a mature low maintenance garden, with driveway and vehicle gates.

To the rear of the property is a very private, mature garden, with sitting area, lawn and well stocked borders.

### **VIEWING ARRANGEMENTS**

Viewings will commence at the end of October, please contact the office to register your interest.

### **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.

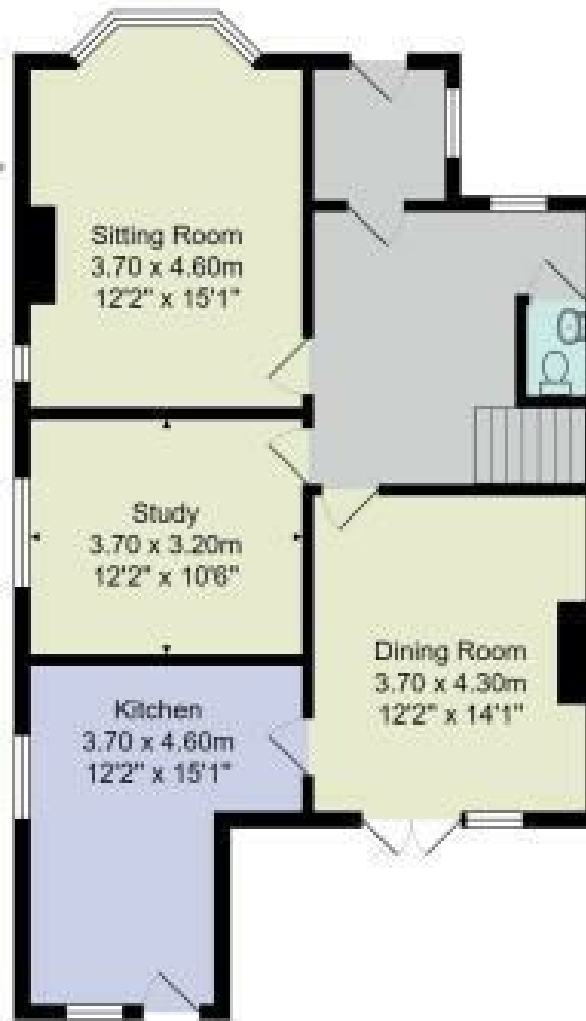
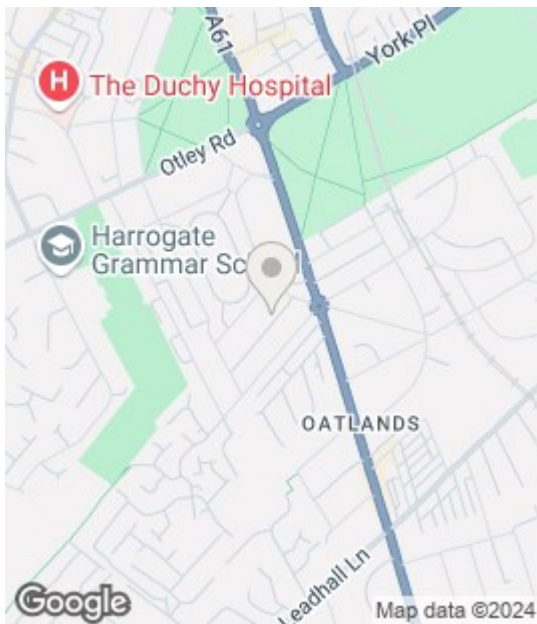
### PAYMENTS

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor

Suite 9, 1 Cardale Park, Beckwith  
Head Road, Harrogate, HG3 1RY

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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