



- Three bedroom semi-detached bungalow
- Full refurbishment throughout
- New kitchen with integrated appliances
- Wooden shutters throughout
- Popular location, close to excellent schools
- Low maintenance gardens
- Garage and large driveway
- EPC rating C71
- Council tax band D

## Beckwith Drive, Harrogate

A larger than average, three bedroom bungalow which has undergone a comprehensive program of refurbishment and now offers modern accommodation, garage, large driveway and low maintenance gardens.

The property benefits from a new energy efficient central heating boiler, UPVC double glazing, wooden window shutters and comprises, entrance hall, living room, newly fitted kitchen with integrated appliances, three double bedrooms, dining hall/study and newly fitted bathroom.



**£1,600 PCM**





### Entrance hall

With composite front door, central heating radiator, store cupboard and loft hatch with ladder.

### Living room

15'8" x 11'1"

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

### Kitchen

11'2" x 10'5"

Newly fitted kitchen with a range of wall mounted cupboards, base units and drawers, integrated washing machine, dishwasher, fridge/freezer, electric oven, hob, central heating radiator and UPVC double glazed door and window to the rear garden.

### Bedroom one

11'10" x 9'8"

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

### Bedroom two

10'7" x 9'10"

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

### Dining/study hall

11'4" x 9'3"

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

### Bedroom three

9'10" x 9'6"

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

### Bathroom

7'5" x 5'2"

With newly fitted white suite, comprising bath with shower over and glazed side screen, low flush wc, basin with vanity cupboard below, heated towel rail and UPVC double glazed window to the rear of the property.







### Outside

To the front of the property is a low maintenance garden with mature shrubs, timber boundary fencing, mature hedging and block paved driveway leading to.....

A single garage with power, light and remote control door, along with a covered store area.

To the rear of the property is a low maintenance, south facing garden with timber boundary fencing, mature hedge and garden shed.

### Please Note

The refurbishment works to the bathroom and kitchen are in the final stages and further images are available on request.

### 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 six 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.

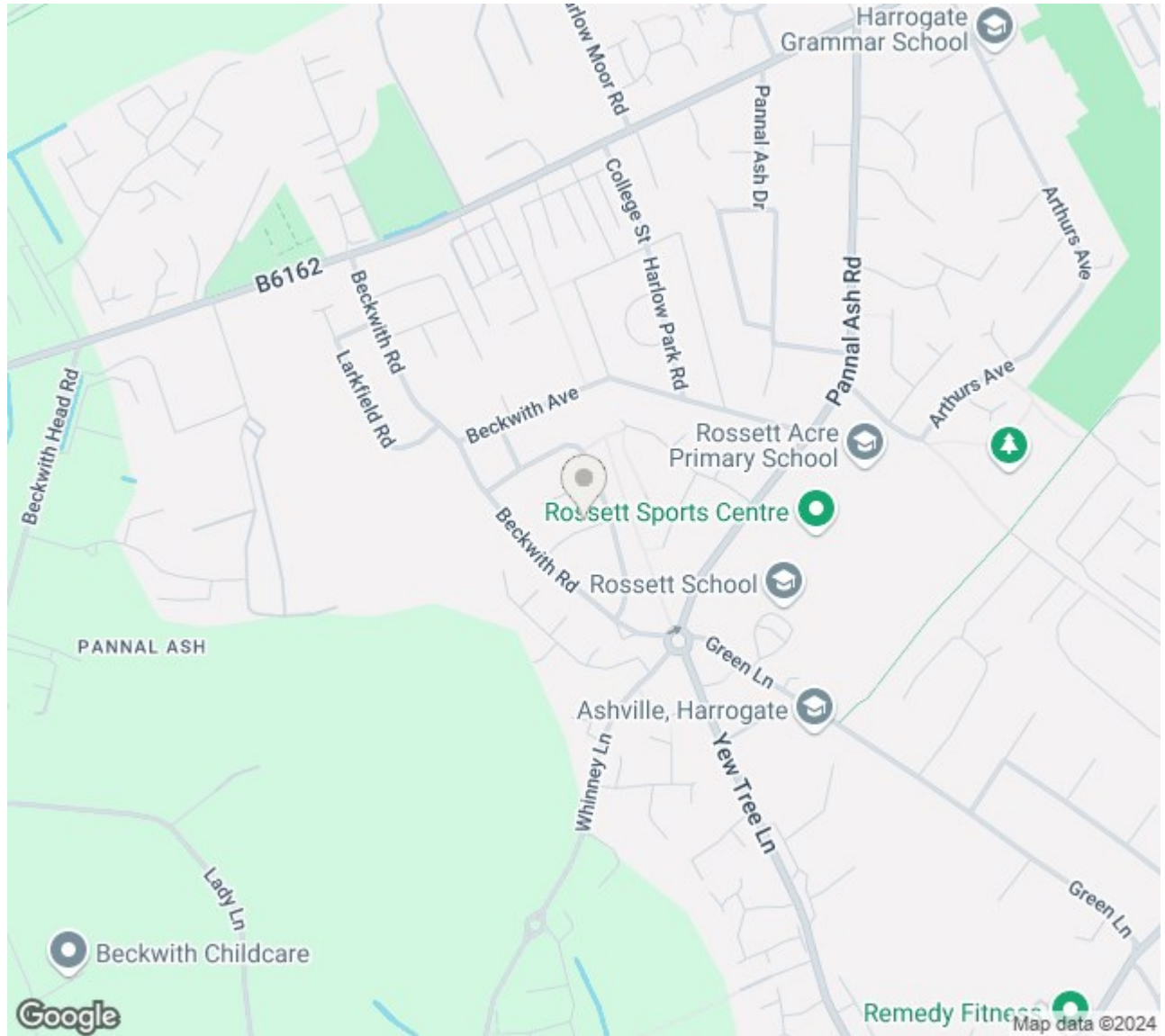
### Rental Procedure

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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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	



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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 are 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