



- Two bed end of terrace
- In the heart of Boroughbridge
- Integrated appliances
- Designated parking space
- Modern kitchen and bathroom
- Private patio
- Immaculately presented throughout
- EPC rating C
- Council tax band C

## Fountain Court Mews, Boroughbridge

An immaculately presented two bedroom end terrace with parking, located in the heart of Boroughbridge.

The property benefits from gas central heating, double glazing and comprises, entrance vestibule, kitchen area with a range of wall mounted cupboards, base units and drawers, electric oven, hob, fridge/freezer and washing machine, living area with useful store cupboard and patio doors leading to a private terrace. To the first floor are two double bedrooms and modern bathroom.



**£880 PCM**





### Entrance Vestibule -

With central heating radiator.

### Kitchen -

9'9" x 8'8"

With a range of wall mounted cupboards, base units and draws. Electric oven and hob, UPVC double glazed window looking out to the front, washing machine and fridge/freezer.

Open plan to...

### Living Room -

20'5" x 11'8"

With useful store cupboard, central heating radiator and sliding doors to the rear patio.

### First Floor -

#### Bedroom One -

11'8" x 9'3"

Double bedroom with central heating radiator and UPVC double glazed windows to the rear and side of the property.

#### Bedroom Two -

11'6" x 8'6"

Double bedroom with central heating radiator and UPVC double glazed window to the front of the property.

#### Bathroom -

6'5" x 5'3"

A modern white suite with shower over bath, basin, useful storage cupboard, WC, and heated towel rail.





#### **Outside -**

To the front of the property is an allocated parking space with ample parking for visitors.

To the rear of the property is a private sunny patio.

#### **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 -**

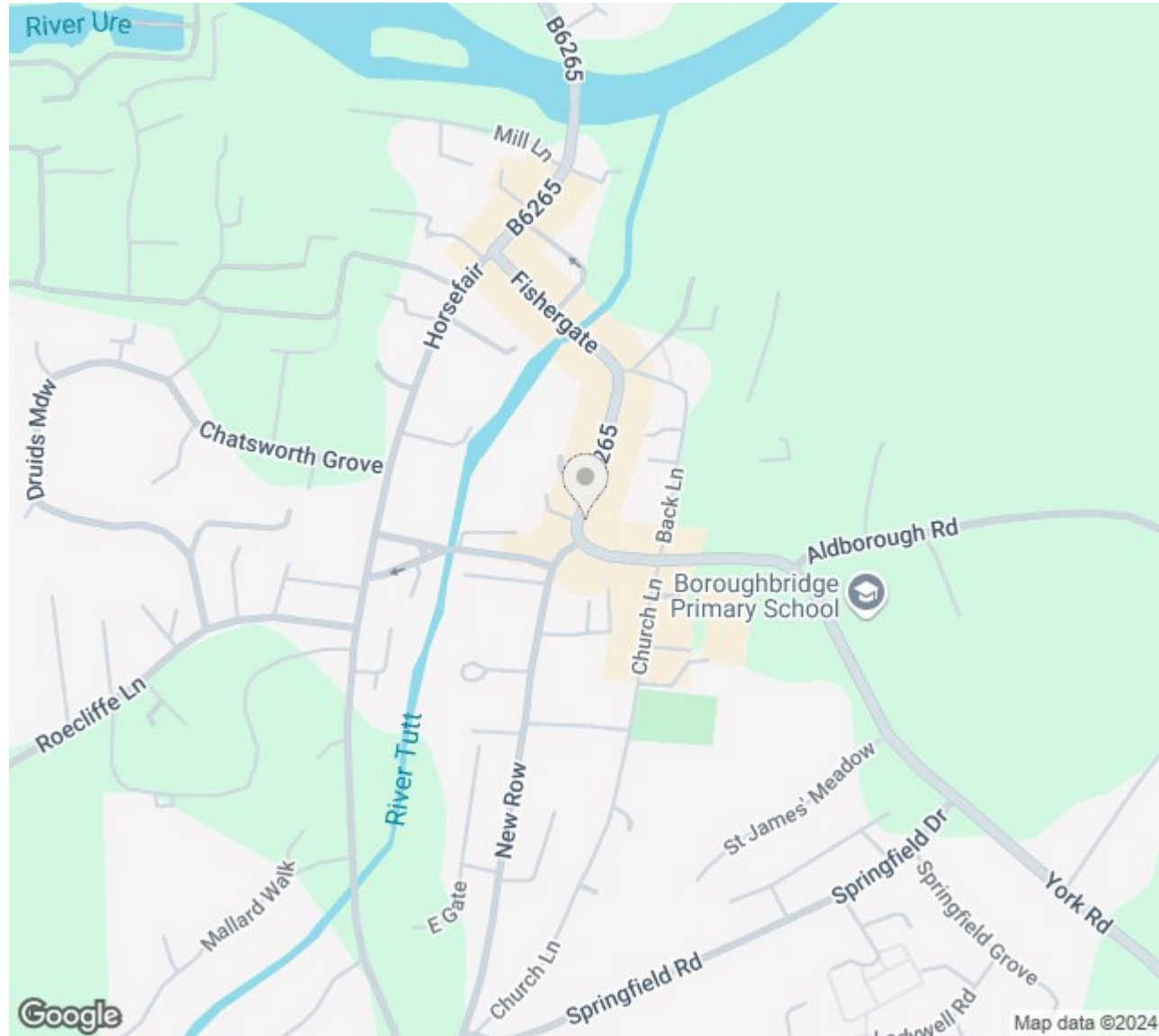
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) <b>A</b>		<b>87</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