- Two bedroom Dales cottage
- Fully refurbished
- Stunning views
- New flooring throughout
- Hand made kitchen
- Courtyard to rear
- White goods included
- Luxury bathroom
- Council tax band C

Guyscliffe View, Glasshouses, Harrogate

£925 PCM

An immaculately refurbished two bedroom Dales cottage with stunning views, in the popular village of Glasshouses.

The property has undergone a full refurbishment, benefits from gas central heating and comprises, entrance hall, living room, kitchen, conservatory, two bedrooms and bathroom.

Entrance hall
With UPVC double glazed door, wooden flooring and central heating radiator.

Living room
14'0" x 13'5"
With stunning views, wood burning stove, UPVC double glazed window to the front of the property, wooden flooring and central heating radiator.

Kitchen
10'9" x 5'10"
Newly fitted, hand made kitchen with a range of wall mounted cupboards, base units and drawers, electric oven hob, dishwasher, fridge and under stairs store cupboard.

Conservatory
8'10" x 5'2"
With UPVC double glazed door and windows to the rear, washer/dryer and freezer.

First floor

Bedroom one
13'1" x 7'10"
With UPVC double glazed window to the front of the property and central heating radiator.

Bedroom two
10'2" x 7'10"
With UPVC double glazed window to the front of the property and central heating radiator.

Bathroom
10'9" x 5'10"
Newly installed luxury bathroom with walk in shower, bath, basin with vanity cupboard below, WC, heated towel rail, fully tiled floor and window to the rear of the property.

Outisde
To the front of the property is a small sitting area with garden bench and far reaching views.

To the rear of the property is an enclosed courtyard with outhouse.

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.
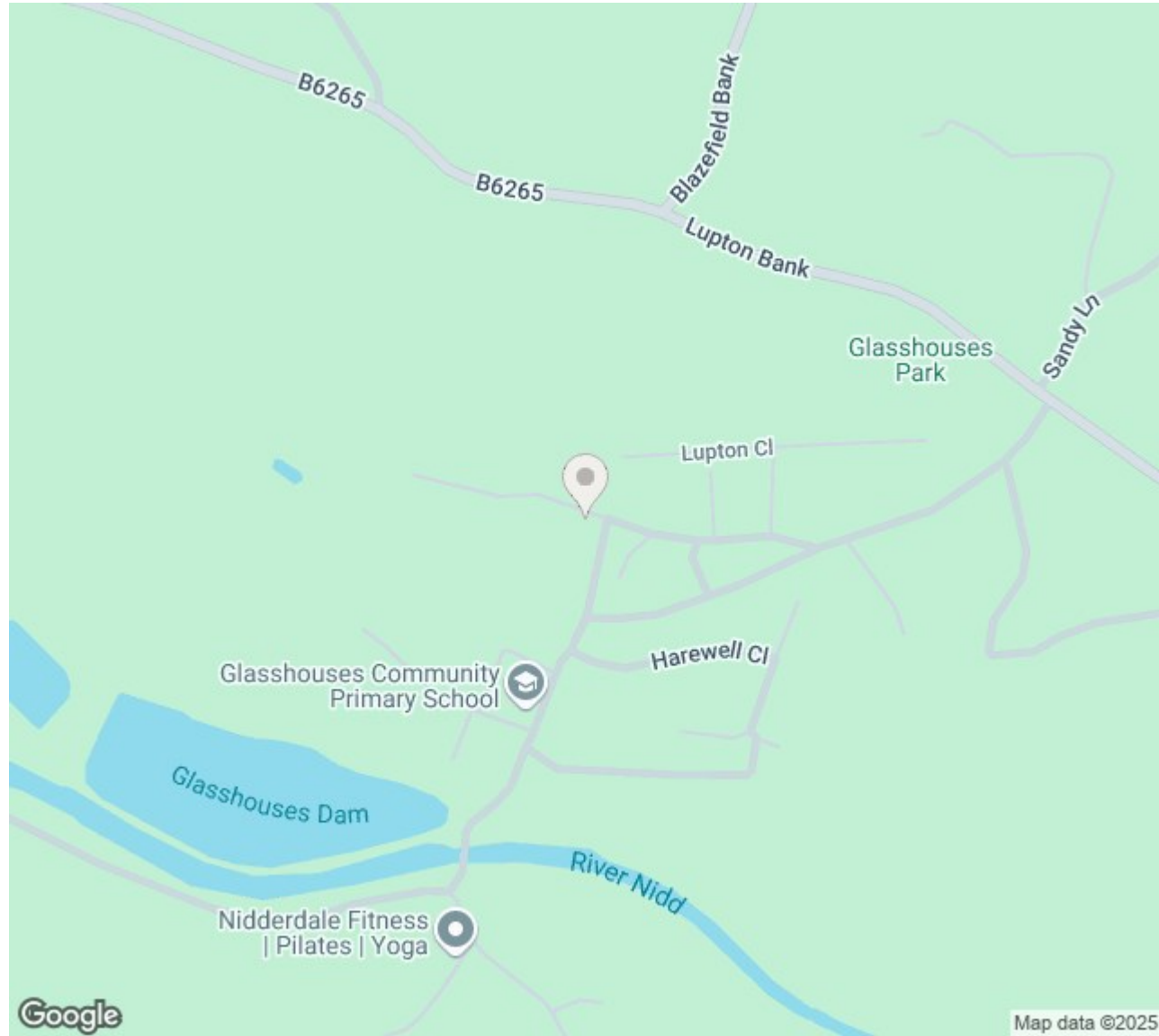
Rental Procedure
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the 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		85
(69-80) C	69	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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