



- Two bedroom terrace
- Well presented throughout
- Rear courtyard with storage shed
- Close to Hornbeam Park Station
- Excellent amenities nearby
- Short walk to Leeds Road shopping parade
- Quality kitchen including white goods
- Council tax band B
- EPC Rating D65

## Coronation Grove, Harrogate

A well presented two bedroom inner terrace house, close to Hornbeam Park station and local shops including Marks & Spencer. The property benefits from gas central heating, double glazing and comprises, living room, kitchen, two bedrooms, bathroom and rear courtyard with store.

**£830 PCM**





### LIVING ROOM

11'9" x 11'8"

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

### KITCHEN

11'8" x 8'11"

With a range of wall mounted cupboards, base units and drawers, range cooker, dishwasher, washing machine, fridge freezer, breakfast bar, store cupboard, UPVC double glazed window and door to the rear courtyard.

### FIRST FLOOR

#### MASTER BEDROOM

11'9" x 9'10"

With UPVC double glazed windows to the front of the property, central heating radiator and built in wardrobe.

#### BEDROOM TWO

8'7" x 6'10"

With UPVC double glazed window to the rear of the property, central heating radiator and built in wardrobe.

#### BATHROOM

6'1" x 3'11"

With panelled bath, WC, basin and UPVC double glazed window to the rear of the property.

#### OUTSIDE

To the front of the property is a forecourt garden.

To the rear of the property is a courtyard garden with storage shed and hand gate to the rear access road.





### 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

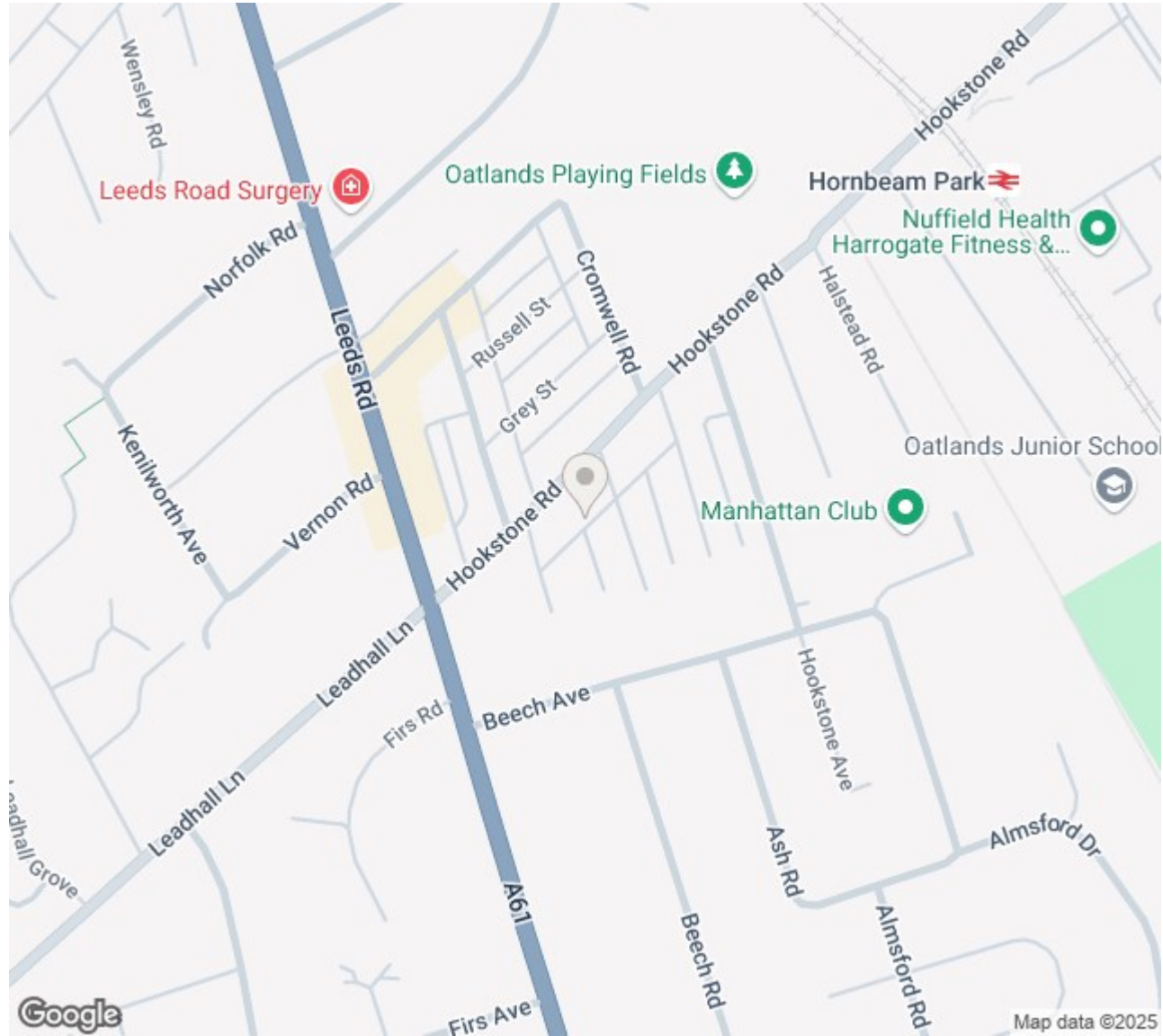
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	



Suite 9, 1 Cardale Park, Harrogate,  
HG3 1RY

www.whitakercadre.com  
01423 803348  
info@whitakercadre.com

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