

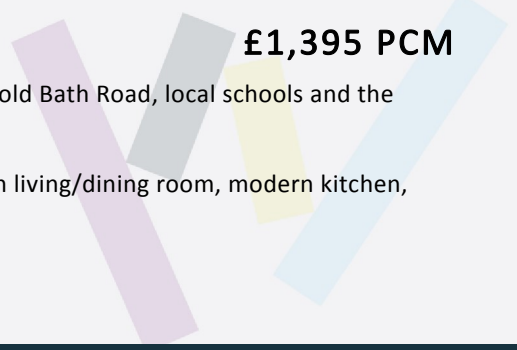


- Four bedroom inner terrace
- Close to excellent local amenities
- A short walk to Cold Bath Road
- Spacious accommodation
- Gardens to front & rear
- Modern kitchen & bathroom
- Gas central heating
- UPVC double glazing
- Council tax band D

West Cliffe Terrace, Harrogate

A good sized, stone built, inner terrace property, located in this much sought after location, close to Cold Bath Road, local schools and the Harrogate Town Centre.

The property benefits from gas central heating, double glazing and comprises, entrance hall, open plan living/dining room, modern kitchen, four double bedrooms and family bathroom.



£1,395 PCM



Entrance hall

Living room

16 x 12'7

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

Dining room

13'10 x 12'7

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

Kitchen

11'10 x 7'10

Modern kitchen with a range of wall mounted cupboards, base units and drawers, electric oven, hob, extractor and UPVC double glazed window to the rear of the property.

First floor

Bedroom One

15' x 10'11

Bedroom two

14'2 x 10'

Bathroom

8' x 7'10

White bathroom suite, comprising bath with shower over, glazed side screen, WC, basin and UPVC double glazed window.

Second floor

Bedroom three

16' x 8'9

Bedroom four

10'11 x 8'9





Outside

To the front of the property is a pleasant forecourt garden.

To the rear of the property is an enclosed courtyard with double gates to the rear access road.

No Pets

Please note that this property does not accept pets.

Agent Notes

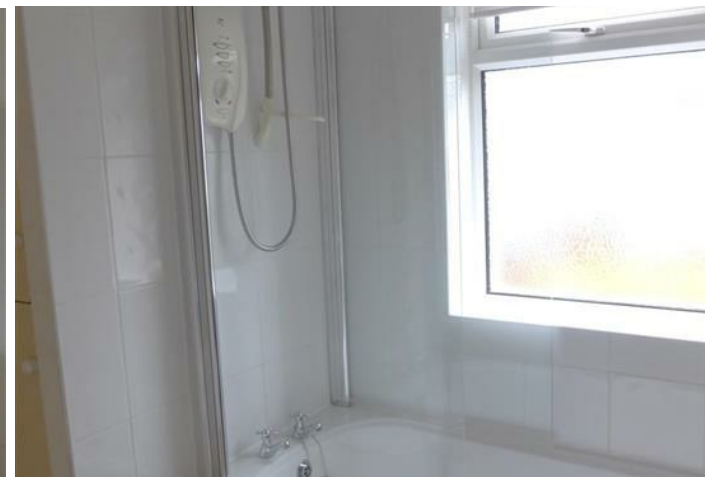
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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

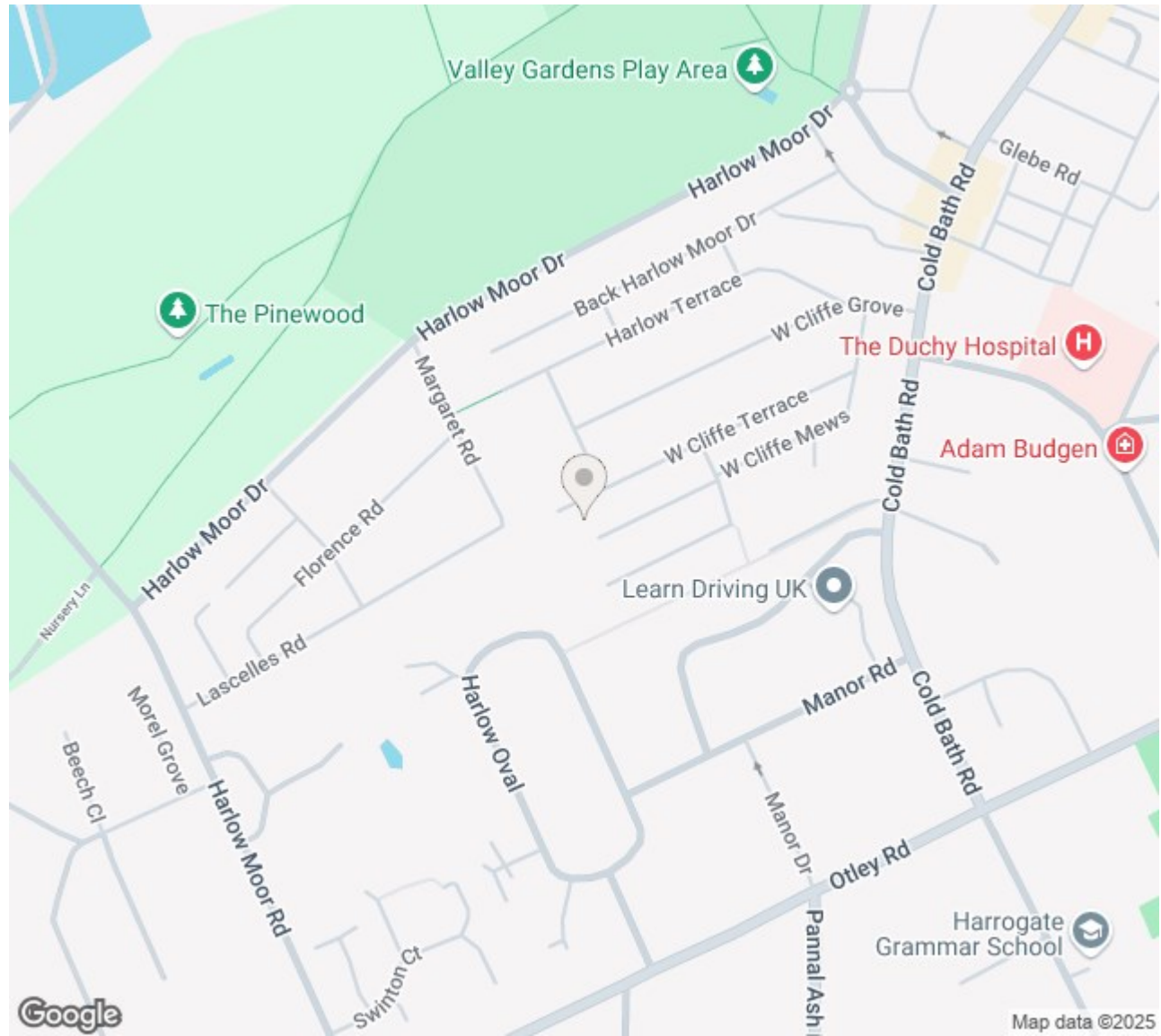
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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



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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