



- Good sized three bed terrace
- Modern dining kitchen with integrated appliances
- Master bedroom with en-suite & dressing area
- Double glazing & gas central heating
- Low maintenance rear garden
- Close to local shops, amenities & transport links
- House bathroom with shower over bath
- EPC E47
- Council Tax band B

## Chatsworth Road, Harrogate

A larger than average three bedroom inner terrace, in a popular location, just off Kings Road with excellent amenities.

The property has undergone a full refurbishment in recent years and comprises, living room, kitchen diner, master bedroom with en-suite, two further bedrooms and a family bathroom.

**£1,375 PCM**



### Living room

12'5" x 12'0"

With UPVC door, window to the front of the property and electric fire with wooden surround.

### Kitchen/Diner

14'0" x 12'0"

With breakfast bar, dishwasher, oven, electric hob, washing machine, fridge/freezer, lots of storage, window and door to the rear garden.

### First floor

#### Bedroom two

12'5" x 12'0"

With window to the front of the property & decorative period fireplace.

#### Bedroom three

11'2" x 7'1"

With window to the rear of the property.

### Bathroom

11'2" x 4'11"

With modern suite comprising, bath with shower over, wc and basin with storage below.

### Second floor

#### Master bedroom

16'5" x 12'0"

With velux window.

#### En-suite shower room

8'6" x 7'10"

With walk in shower, wc, basin and Velux window.

#### Dressing area

5'10" x 5'0"





### Outside

To the rear of the property is a private courtyard garden with timber boundary fencing, hand gate and artificial grass.

### 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

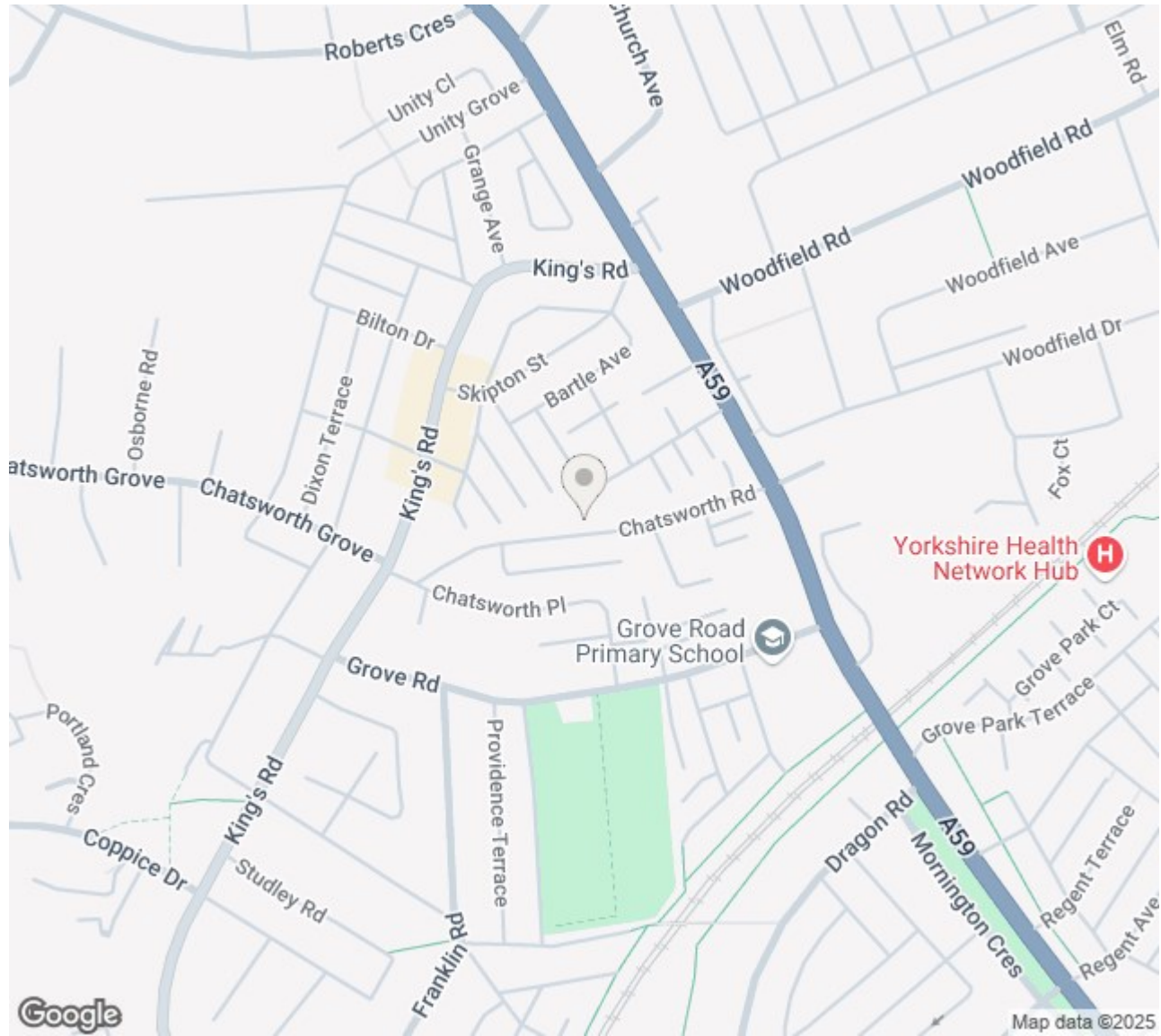
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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 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