



- Four bedroom semi detached house
- South side location
- Generous gardens
- Recently fitted kitchen
- Modern combi boiler
- UPVC double glazing
- Boarded loft with pull down ladder
- Council tax band E
- EPC rating D68

Wensley Road, Harrogate

A well presented four bedroom semi detached house with generous gardens, located to the South side of Harrogate. The property benefits from gas central heating, double glazing and comprises, entrance hall, living room, dining room, modern kitchen, study, four bedrooms and shower room.



£1,950 PCM



Entrance hall

With under stairs cupboard.

Living room

16'9" x 11'3"

With fireplace, UPVC double glazed windows and door to the rear garden.

Dining room

11'3" x 9'10"

With UPVC double glazed window to the front of the property.

Kitchen

11'3" x 9'10"

Recently fitted kitchen with a range of wall mounted cupboards, base units and drawers, electric oven, hob, UPVC double glazed window to the rear and door to the side.

Study

14'7" x 9'8"

With store cupboard and UPVC double glazed window to the front of the property.

First floor

Bedroom one

13'5" x 11'5"

With fitted wardrobes and UPVC double glazed window to the front of the property.

Bedroom two

11'10" x 9'10"

With UPVC double glazed window to the rear of the property.

Bedroom three

11'5" x 9'4"

With UPVC double glazed window to the front of the property.

Bedroom four

11'10" x 7'6"

With UPVC double glazed window to the rear of the property.

Shower room

8'9" x 5'2"

With corner shower cubicle, WC, basin and UPVC double glazed window to the rear of the property.

Separate WC

With wc and basin.





Loft

Fully boarded loft with pull down ladder.

Outside

To the front of the property is a lawned garden with mature borders and driveway.

To the rear of the property is a generous lawned garden, with timber boundary fencing, patio area and well stocked borders.

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

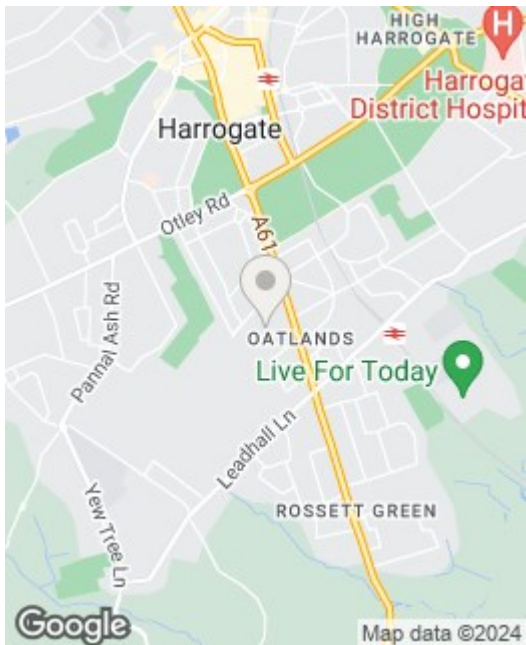
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		77
(55-68) D	68	
(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