



- One bedroom second floor flat
- Large living room
- Modern kitchen & bathroom
- UPVC double glazing
- Gas central heating
- Easy walking distance to town
- Excellent local amenities
- Council tax band A
- EPC Rating C71

## Franklin Road, Harrogate

A well presented second floor, one bedroom flat with high quality fixtures and fittings throughout and being within easy walking distance of Harrogate town centre.

The property benefits from gas central heating, double glazing and comprises, living room, modern kitchen, bedroom and bathroom.



**£775 PCM**





### Communal entrance

With intercom and stairs to the first floor

### Private entrance hall

With UPVC double glazed window and stairs to the second floor.

### Living room

13'1" x 10'9"

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

### Kitchen

9'1" x 6'3"

With a range of wall mounted cupboards, base units and drawers, electric oven, hob and fridge with freezer compartment.

### Bedroom

13'1" x 11'0"

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

### Shower room

7'11" x 3'2"

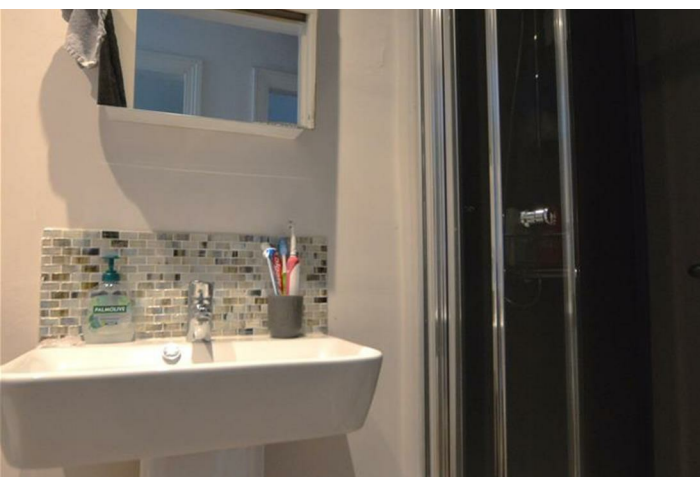
With shower cubicle, basin and WC.

### Outside

On street parking is available with permits from the local council.

### 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

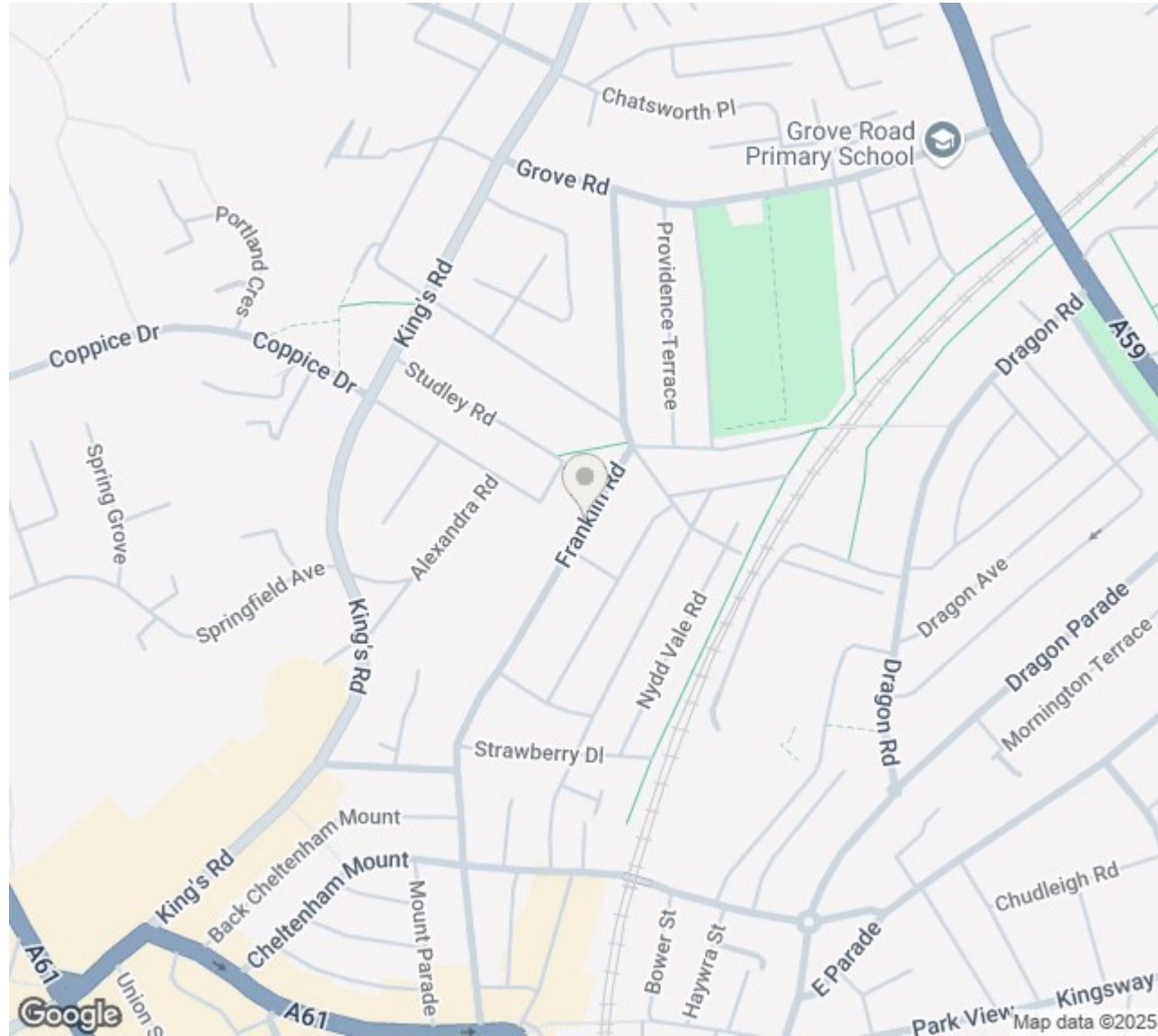
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>78</b>
(55-68) <b>D</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	



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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 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