



- Two double bedrooms
- Overlooking Valley Gardens
- Kitchen with integrated appliances
- En-suite shower room
- Large living room
- Double glazing
- Gas central heating
- Council tax band B
- EPC Rating: D

Valley Drive, Harrogate

A larger than average ground floor apartment with two double bedrooms, overlooking Valley Gardens and being within easy walking distance of the town centre.

The property benefits from gas central heating, double glazing and comprises, large living room, kitchen with integrated appliances, master bedroom with en-suite shower room, large second bedroom with wardrobes and bathroom.

£1,295 PCM



ENTRANCE HALL

With useful store cupboard.

LIVING ROOM

22'8" x 15'10"

With double glazed bay window, overlooking Valley Gardens, central heating radiator and wooden flooring and being open plan to....

KITCHEN

17'2" x 9'0"

With a range of wall mounted cupboards, base units and drawers, granite worktops, electric oven and hob, integrated fridge/freezer, dishwasher and washing machine.

BEDROOM ONE

13'8" x 10'10"

With double glazed window and central heating radiator.

ENSUITE SHOWER ROOM

10'5" x 4'2"

With walk in shower cubicle, low flush wc, basin, heated towel rail and double glazed window.

STORE ROOM

Housing central heating boiler.

BEDROOM TWO

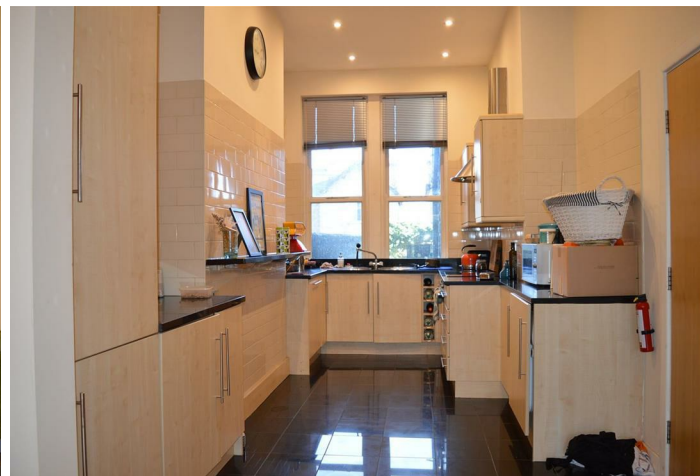
14'11" x 10'2"

With double glazed window, central heating radiator and wardrobes.

BATHROOM

6'7" x 5'5"

With bath, low flush wc, basin and heated towel rail.





OUTSIDE

On street parking is freely available to the front of the property, with residents permits available from Harrogate Borough Council.

COUNCIL TAX BAND B

PLEASE NOTE

The property does not allow pets or children.

AGENTS NOTES

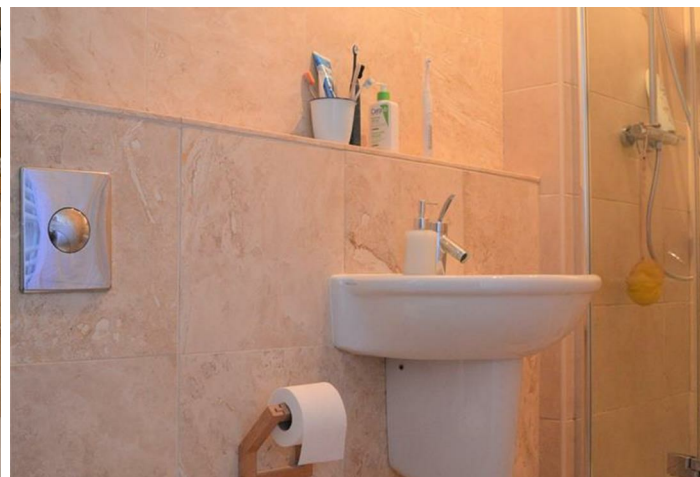
All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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		77
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	