



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£1,700 Per month

92 HARVEST ROAD
MARKET HARBOROUGH
LE16 9FN

- Kitchen/diner and separate sitting room
- Master bedroom with en-suite
- Three further double bedrooms
- Enclosed rear garden

LOCATION

A beautifully presented brand new four bedroom detached house situated on a sought after development of similar styled properties to the West of Market Harborough, close to an established residential area and just off the A4304.

DESCRIPTION

Located on a brand new development, 92 Harvest Road is a superb 4 bed, two storey, detached home. The Property benefits from a delightful fitted kitchen/diner overlooking the rear garden, four bedrooms with en-suite to the master, and family bathroom. There is a single garage approached via a carport with a front driveway affording off road parking for 2 cars The Property is available immediately.

ACCOMMODATION

The spacious accommodation comprises of an entrance hall, cloakroom, kitchen/diner to include integrated appliances, sitting room, master bedroom with fitted wardrobes and en-suite, three further double bedrooms and family bathroom.

The Property will be unfurnished.

EPC

The Property has an EPC rating of B84.

TERMS

Prospective tenants will be required to pay a holding deposit of one week's rent being £392.30 to reserve the property. The holding deposit will be deducted from the first month's rent assuming the application is successful. However, this will be non refundable if the applicant fails a right to rent check, withdraws from the tenancy, or provides false or misleading information for their application.

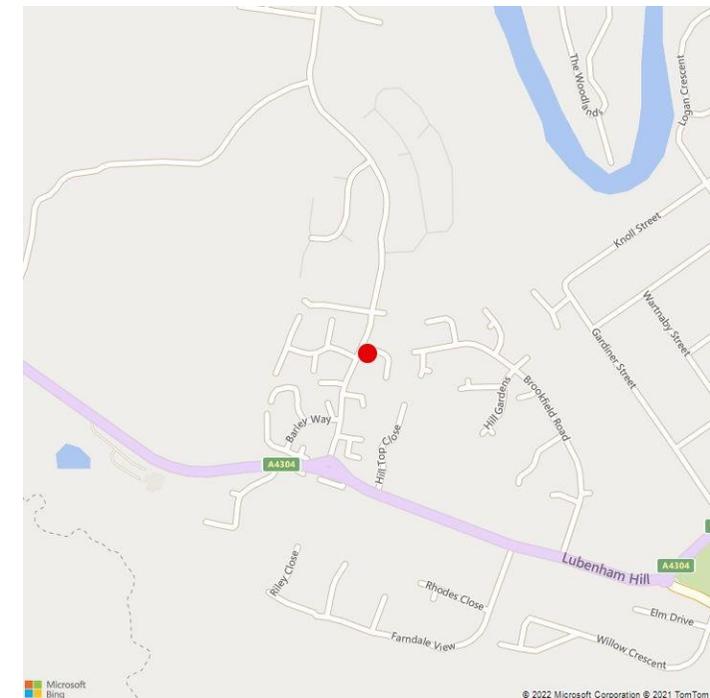
LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will

therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated November 2022

