



- One Bedroomed Flat
- Large Living Room with Bay Window
- Modern Kitchen & Bathroom
- Easy Walking Distance to Town
- Fitted blinds throughout
- Excellent Local Amenities
- EPC Rating C
- Unfurnished
- Available Now

## Flat 2 81 Franklin Road, Harrogate, HG1 5EH

A well presented first floor, one bedroom flat with high quality fixtures and fittings throughout located within easy walking distance of Harrogate town centre. The property benefits from gas central heating, and double glazing and briefly comprises a large living room with attractive bay window, modern kitchen, bedroom and bathroom. Unfurnished.

**£795 PCM**



A well presented first 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, large living room with attractive bay window, modern kitchen, bedroom and bathroom.

#### **COMMUNAL ENTRANCE HALL**

With stairs to the first floor.

#### **PRIVATE ENTRANCE HALL**

With door entry phone.

#### **LIVING ROOM**

17'9" x 16'2"

Large living room with attractive bay window to the front of the property and feature fire place with electric fire.

#### **KITCHEN**

9'5" x 6'8"

Modern kitchen with a range of wall mounted cupboards, base units and drawers, with integrated fridge, electric oven, hob and UPVC door to the fire escape.

#### **BEDROOM**

10'5" x 9'1"

With double glazed window to the rear of the property.

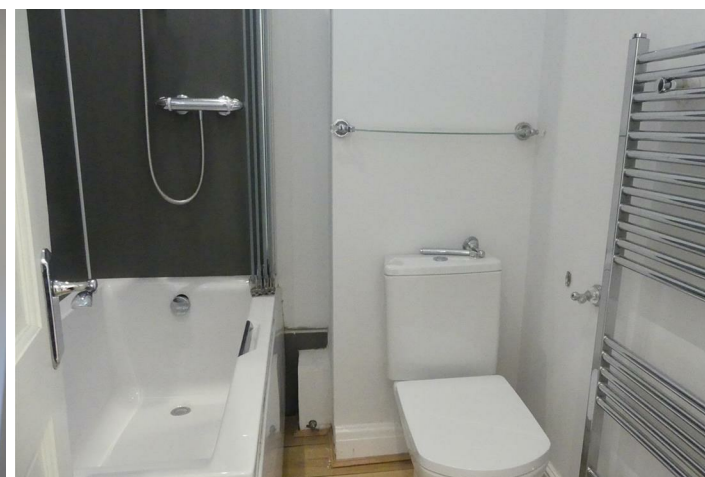
#### **BATHROOM**

6'8" x 5'3"

With modern suite comprising of 3/4 bath with shower over, low flush WC and basin.

#### **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.






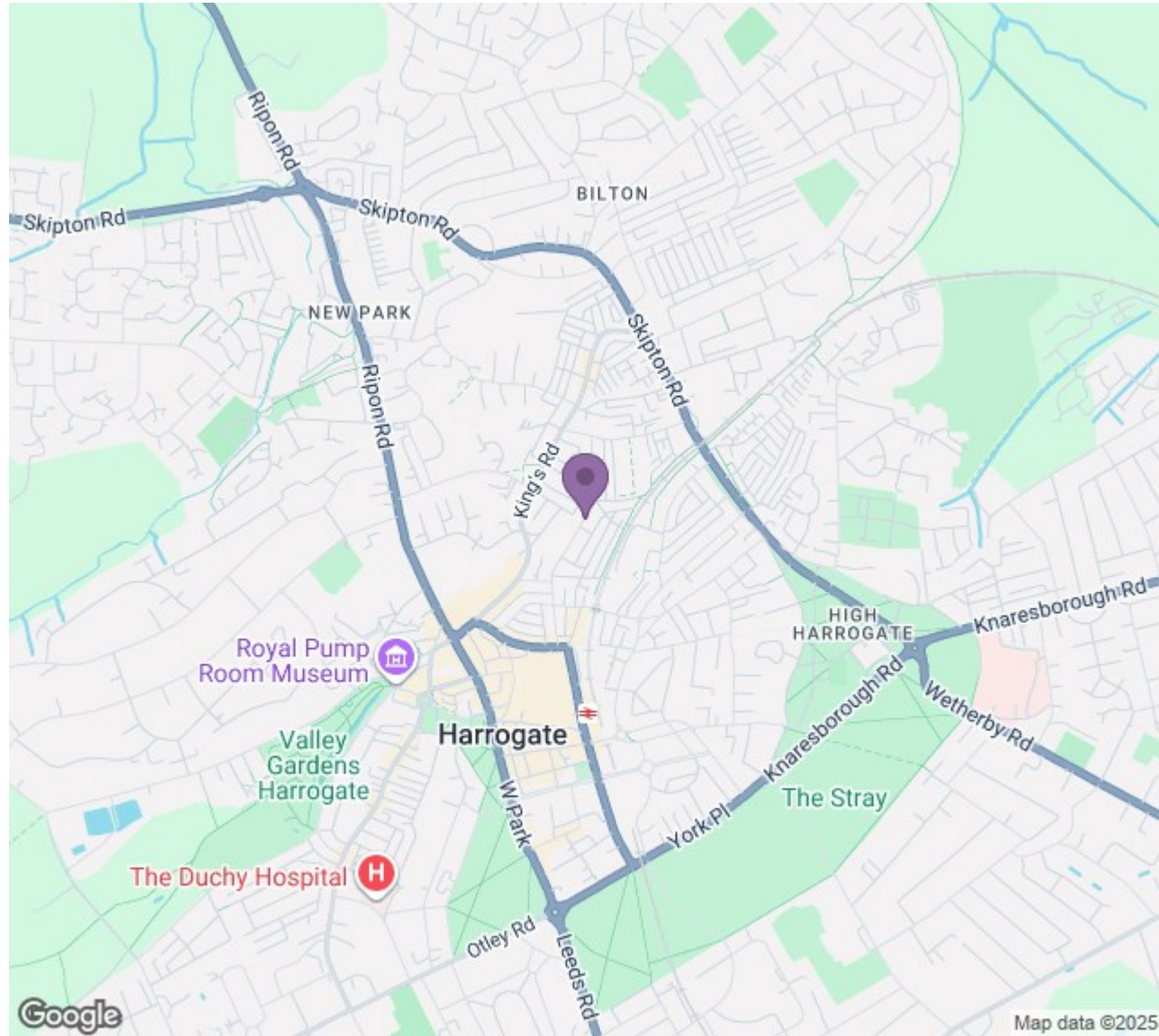
## RENTAL PROCEDURE

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(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 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