





## **VANGUARD**

A first floor one bedroom apartment situated in the popular picturesque village of Masham with open plan living room, dining area and kitchen which has an integrated oven and hob. A double bedroom and separate bathroom. This lovely property is ideally suited to a single person.

## **LOCATION**

Perched on the banks of the river Ure, Masham is a thriving and dynamic community steeped in interesting history. Rivers, reservoirs and pastures, woodlands, ancient monuments and breathtaking moorland are right here on your doorstep. Dales and Moors National Parks are all in easy reach too. There are plenty of shops, bars, cafes and restaurants to keep you entertained.

## **IMPORTANT INFORMATION**

Postcode: HG4 4EB.

Style of property: First floor flat.

Council Tax Band: A - Harrogate District Council.

EPC Rating: E.

Heating: Electric heating.

Parking: There is no allocated parking with this property.

Appliances: Integrated oven and hob.

Pets: Pets will be not be considered for this property due to the lack of outside space.

Term: The landlord is looking for long term tenants.

Available from: Immediately.

What3words: ///deduct.grambling.copes.



**WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND....**

IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £16,500.

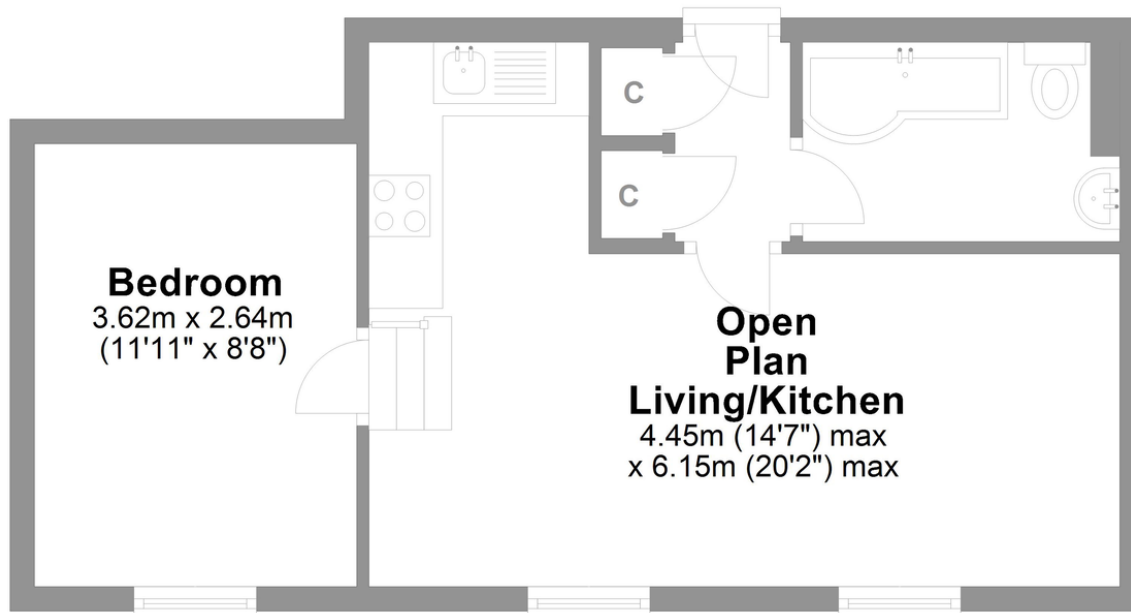
**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£126.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

**Deposit:** The bond for this property is £634.00 This will be refunded at the end of the tenancy subject to terms and conditions.



## Market Place Masham

Total area: approx. 37.1 sq. metres (399.4 sq. feet)



# LOVE PROPERTY.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd



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