



- One Bedroom
- Newly Decorated & Carpeted
- Open Plan Kitchen
- Close to amenities
- 5 Minute walk to Bus Station & Train Station
- COUNCIL TAX BAND A
- EPC RATE D
- Unfurnished

Apartment 1, Mansel Apartments 6 Dragon Road, Harrogate,
HG1 5DF
Newly decorated and carpeted one bedroom lower ground floor apartment finished to a high standard. Situated within easy reach of the bus and train station and Harrogate Town Centre.

£795 PCM



Entrance

Private entrance to the flat is at the rear of the building.

Kitchen

12'2" x 9'3"

Good size open plan living kitchen with white base units and panel radiator. Appliances include fridge freezer, electric oven, hob and extractor, slimline dishwasher and washing machine

Living Room

14'5" x 12'6"

With bay window and fitted carpet and radiator.

Shower Room

9'0" x 7'2"

spacious shower room with white low level w/c, sink unit with mirror and vanity storage, walk-in tiled shower with screen.

Bedroom

11'3" x 7'3"

double bedroom with fitted carpet.

Parking on Streets Surrounding Property

EPC RATE D

COUNCIL TAX RATE A

Agent Notes

All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. 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.



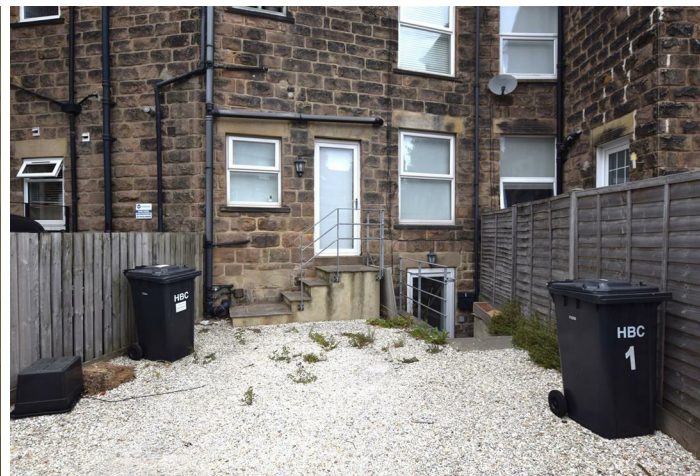


Rental Procedure

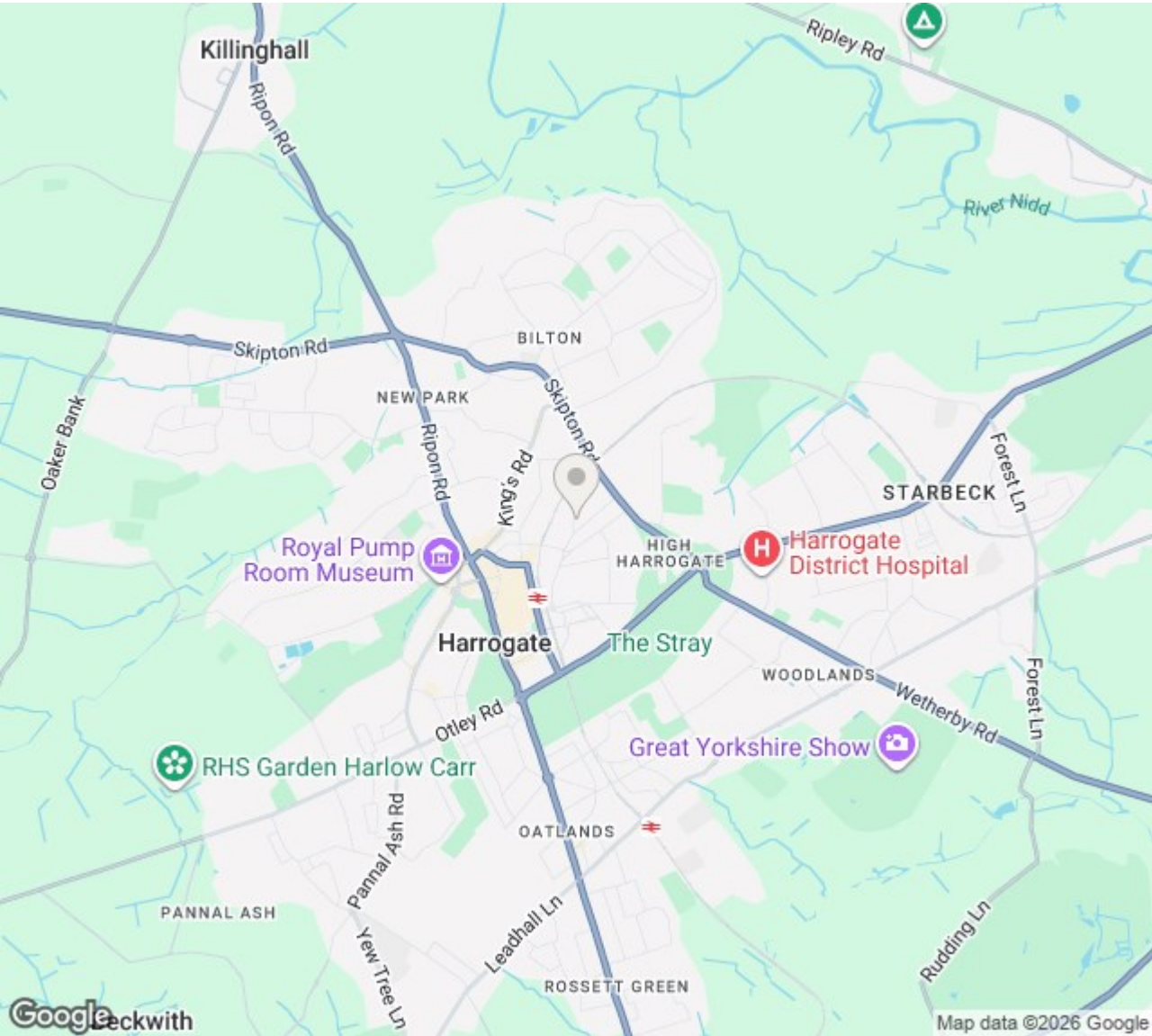
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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www.whitakercadre.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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