



- Two bedrooms
- Newly Fitted Kitchen
- Courtyard to Rear
- Modern Bathroom
- Neutral Décor throughout
- Gas central Heating & UPVC double glazing
- Close to local amenities
- Council Tax Band B
- EPC Rate

26 Craven Street, Harrogate, HG1 5JE

A well presented, two bedroomed mid-terrace property, with private courtyard. Situated in a popular position off King's Road. Close to a range of excellent local amenities, bars & restaurants, within walking distance of Harrogate town centre and transport links to surrounding towns and cities.

£1,100 PCM



Living Room

12'0" x 12'4"

Entrance porch leading to the living room with large window, radiator and decorative feature cast iron fireplace with pine surround.

Kitchen

14'2" x 10'9"

Newly fitted with a range of white wall and base units with stainless steel sink unit and appliances include :- fridge freezer, washing machine and electric cooker and hob. With radiator and door to rear porch.

Bedroom One

12'3" x 8'1"

A double bedroom with radiator.

Bedroom Two

11'4" x 7'9"

A double bedroom with built-in wardrobe and radiator. Access to boarded loft space.

House Bathroom

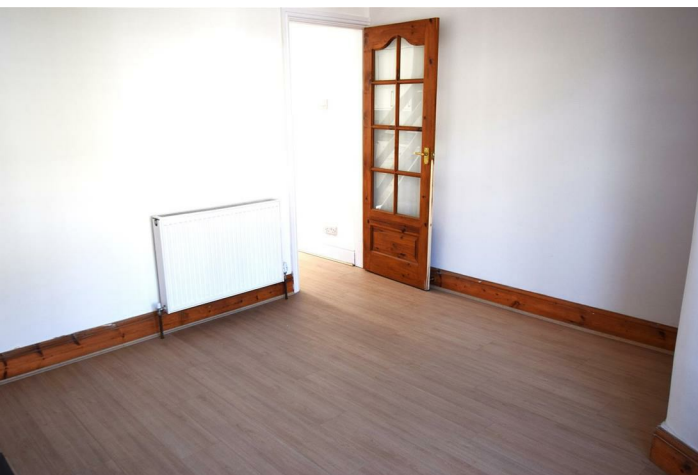
8'3" x 4'7"

A modern fully tiled bathroom fitted with a white suite comprising pedestal wash hand basin, low flush WC and bath with overhead shower. With chrome heated towel rail.

Externally

There is a private courtyard to the rear with useful garden shed. On street parking available.

Council Tax Band B





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

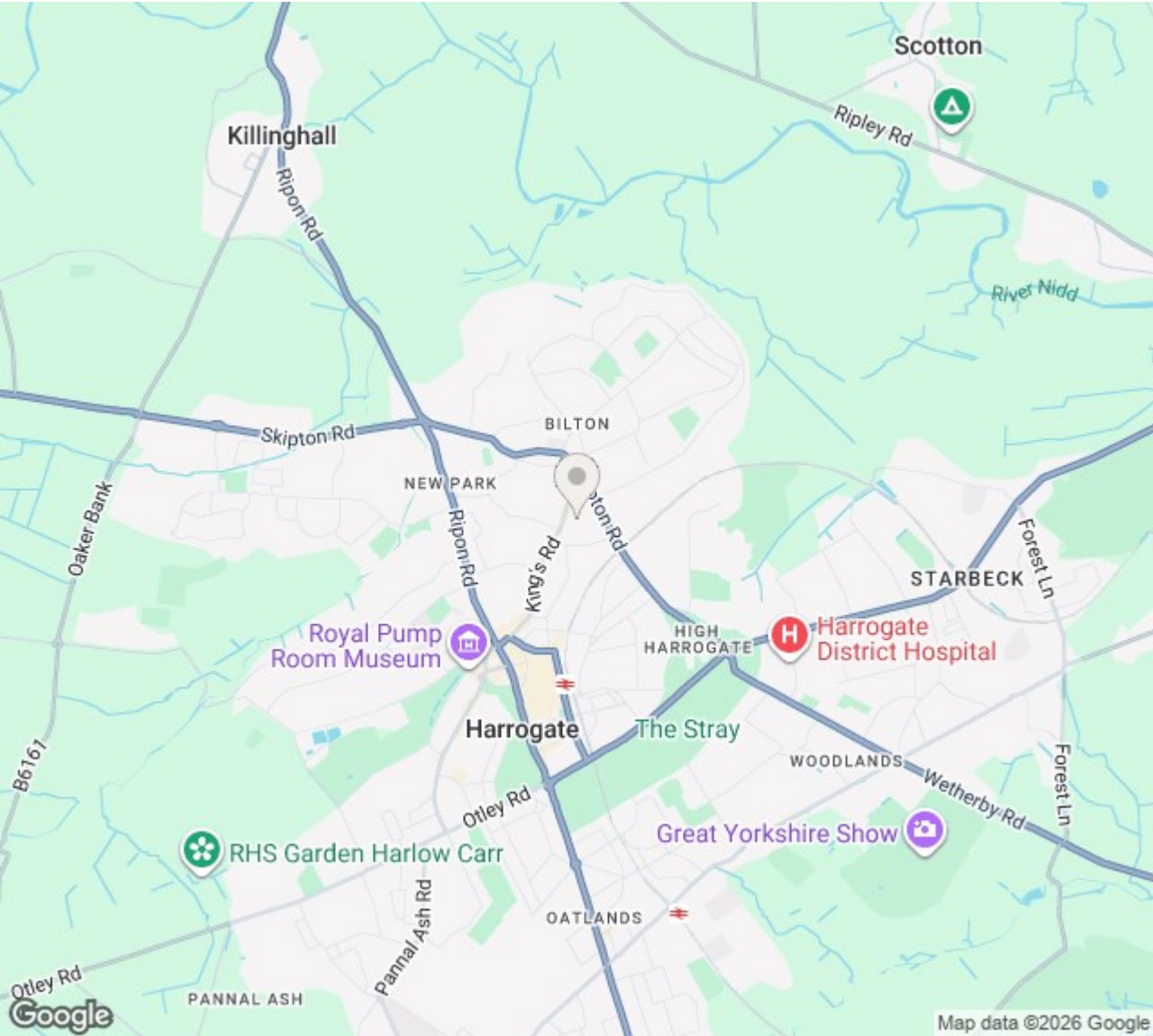
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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



Suite 9, 1 Cardale Park, Beckwith
Head Road, Harrogate, HG3 1RY

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