



- Ground Floor Apartment
- One Bedroom
- Sitting Room
- Kitchen
- Shower Room
- Small Garden Area to Front
- Unfurnished
- EPC Rating D
- Available Now

## 16 Otley Road, Beckwithshaw, Harrogate, HG3 1TP

This ground floor apartment is located close to Harrogate and offers accommodation briefly comprising an entrance hall, sitting room, kitchen and shower room. There is a small garden area to the front and a garage available for storage, (not for a vehicle). Unfurnished.

**£675 PCM**





This ground floor flat, with gas fired central heating, double glazing and approximate room sizes, comprises...

### Entrance Hall

With a radiator.

### Sitting Room

Having a decorative fireplace, recessed storage cupboard, radiator and a window to the front elevation.

### Kitchen

Fitted with a range of base and wall units having wooden work surfaces and stainless steel sink unit with mixer tap. Appliances comprise an electric oven and hob with stainless steel cooker hood. There is also plumbing for a washing machine and space for an under counter fridge. Wood effect flooring and a window to the rear elevation.

### Bedroom

Having a recessed fitted cupboard, radiator and a window to the rear elevation.

### Shower Room

Fitted with a white suite comprising a Quadrant shower enclosure with thermostatic shower, low suite w.c. and a vanity unit with wash basin. There is also a radiator, vinyl flooring, fully tiled walls and a window to the side elevation.

### Outside

There is a small garden area to the front and a garage available for personal storage (not a vehicle).

### Council Tax

North Yorkshire Council Tax Band B.





### Agent Notes


All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve 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.

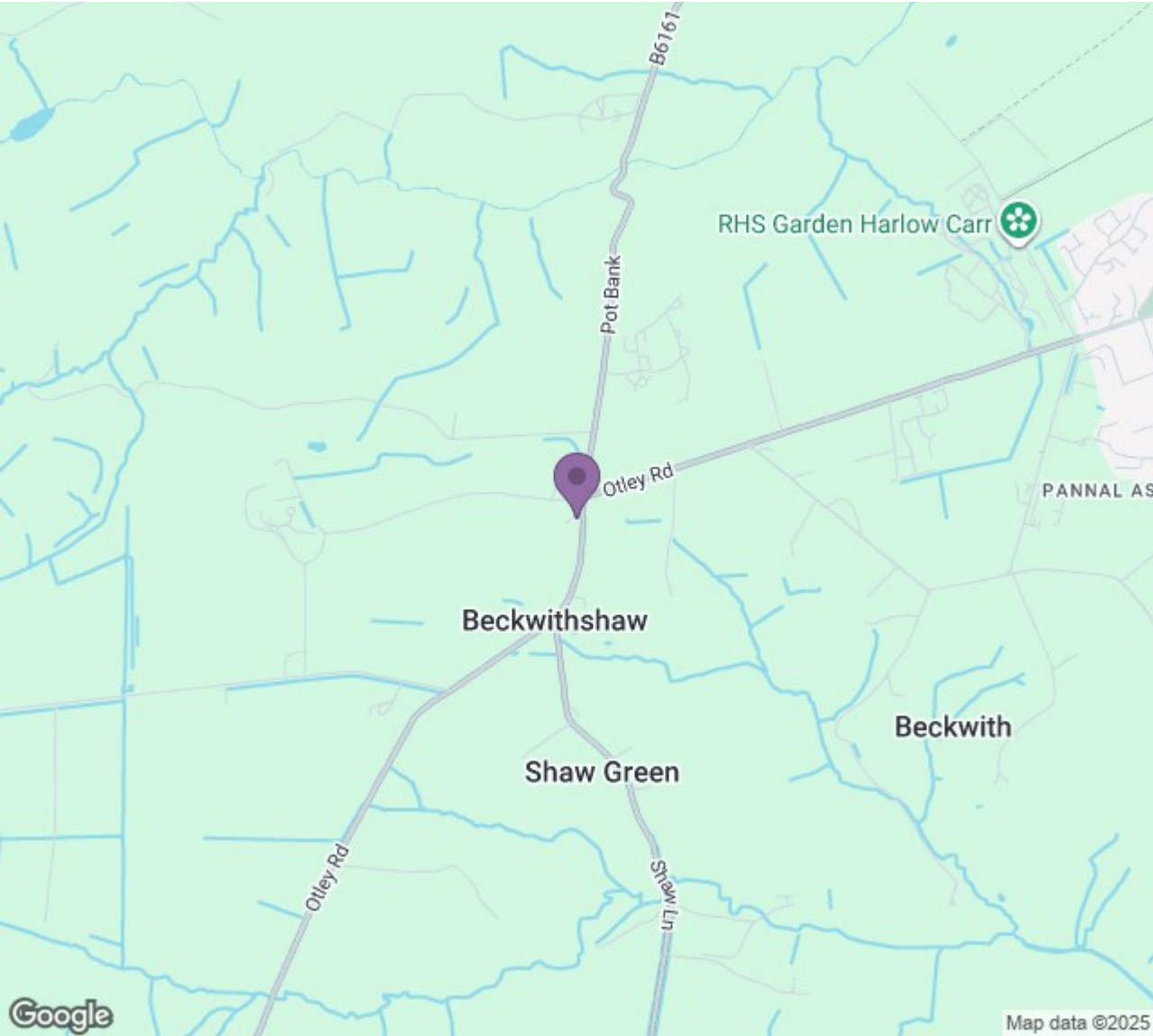
### Rental Procedure

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>		
(55-68) <b>D</b>	68	74
(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 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