

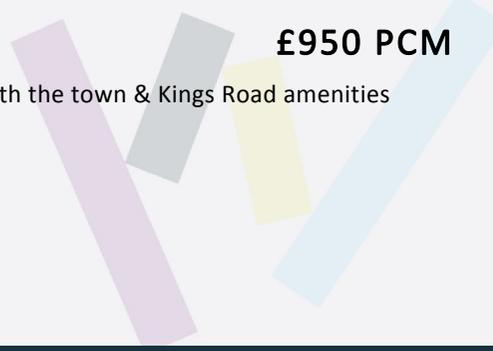


- Two Bedrooms
- Close To Town Centre
- Off Street Parking
- Light & Spacious
- Open Plan Living
- Modern Decor
- Sought After Location
- EPC Rate C
- Council Tax Band B

Flat B, 24 Franklin Road, Harrogate, HG1 5EE

A superb first floor apartment occupying a central location upon this highly coveted tree lined road with the town & Kings Road amenities including railway station within a short walking distance.

£950 PCM





Open Plan Living Room / Kitchen

Large open plan living room and kitchen with a bay sash windows and blinds to the front elevation. Modern fitted wall and base units with appliances including oven & hob, washing machine and fridge freezer, radiator, two light pendants, wooden laminate flooring.

Bedroom One

A large double bedroom, sash window with roman blind to the side elevation. Fitted wardrobe with mirror, light pendant, radiator and fitted carpet.

Bedroom Two

A large single bedroom or office space. Sash window to rear elevation, light pendant, radiator, fitted carpet.

Bathroom

White three piece suite with double shower over panelled bath with shower screen, tiled walling, low level w.c, pedestal sink unit, frosted double glazed sash window to side elevation, heated towel rail. tiled affect flooring

Externally

Externally the apartment benefits from having an allocated off street parking space.

Situation

The property occupies a most sought-after location set on this attractive tree-lined road within walking distance of the beautiful town centre of Harrogate which hosts an excellent range of amenities including shops, bars, restaurants, schooling for all age groups and excellent leisure facilities. The property is ideally placed for the commuter as ease of access can be gained onto all major road and rail networks which lead to the larger financial centres within our region.

COUNCIL TAX BAND B

EPC RATE C





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

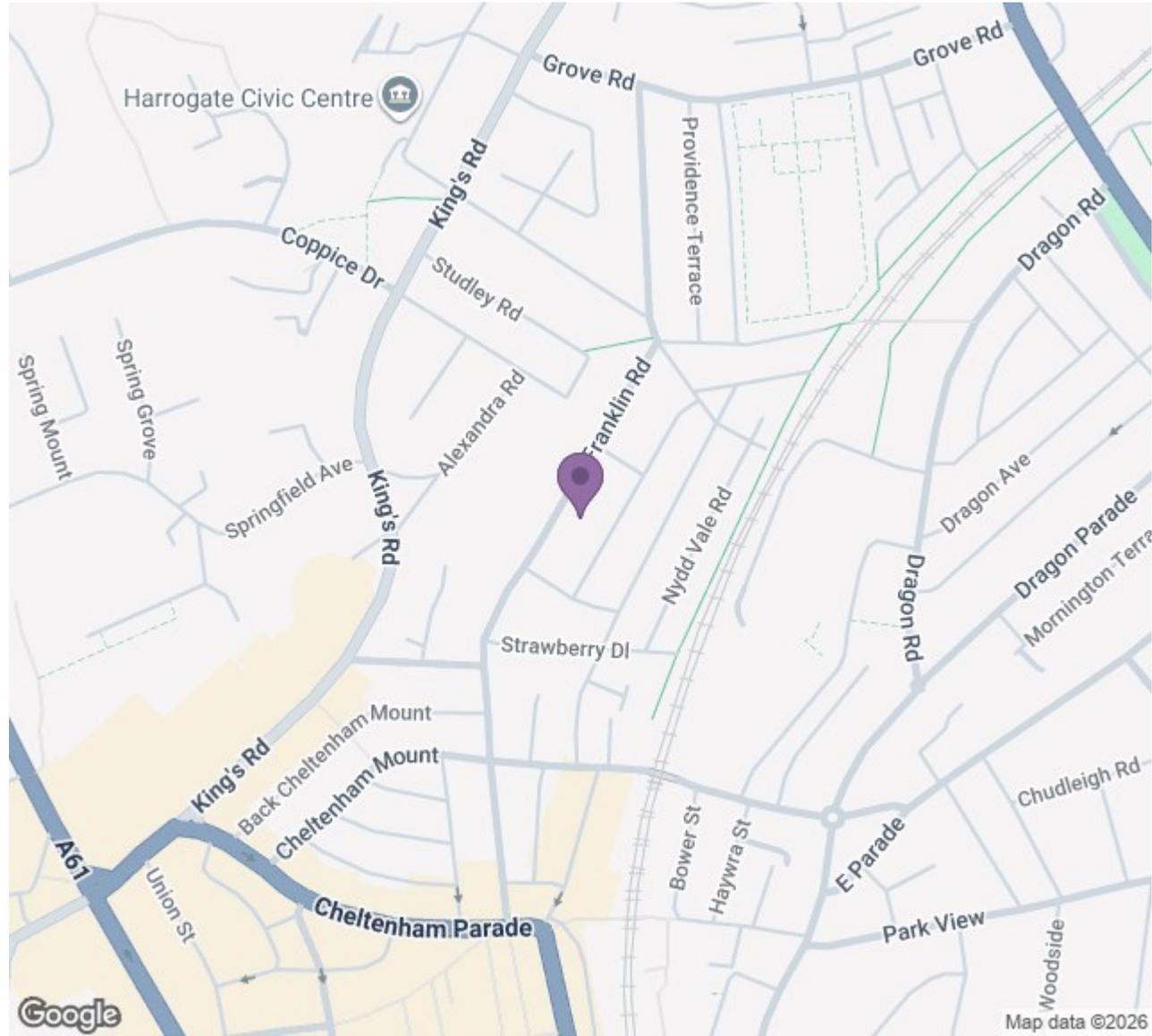
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) A			
(81-91) B			
(69-80) C		75	82
(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	



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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