



32 ELECTRIC AVENUE

HARROGATE HG1 2BB

A DELIGHTFUL TWO BEDROOM TERRACED HOUSE IN THE DESIRABLE TOWN OF HARROGATE. THE PROPERTY OFFERS WELL PRESENTED ACCOMMODATION WITH GAS CENTRAL HEATING.

RENT: £850 pcm

EPC - D

TO LET ON AN ASSURED SHORTHOLD TENANCY



DESCRIPTION

Lister Haigh is delighted to offer 32, Electric Avenue to the rental market. Over two floors, the property briefly comprises two bedrooms to the first floor both benefiting from wardrobe storage and a house bathroom offering a standalone shower, bath, wash hand basin and WC.

To the ground floor, you will find a large light living room with signature walls and a well-presented modern kitchen with a full range of wall and base units including a modern oven and hob. To the rear of the property, there is a back yard with access to the walkway.

TERMS OF TENANCY

The property is available to let unfurnished on an Assured Shorthold Tenancy for a period of twelve months at a rent of £850 per calendar month payable in advance.

A Bond of one month's rent plus £100 will be payable.

The tenant will be responsible for the costs of Gas, Electricity, Water, Sewerage Charges and Council Tax.

Council Tax Band B. North Yorkshire Council.

VIEWING ARRANGEMENTS

Strictly by appointment only with the Letting Agents, Lister Haigh. Please contact the Boroughbridge office on 01423 860322.

DIRECTIONS

As you head North along Ripon Road (A61) out of Harrogate town centre, turn left at the roundabout along Skipton Road (A59) for approximately 200 meters. Electric Avenue is the first turning on your left. The property will be on the right-hand side, marked by a Lister Haigh 'To Let' board.



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are given notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them:
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Regulated by the RICS.