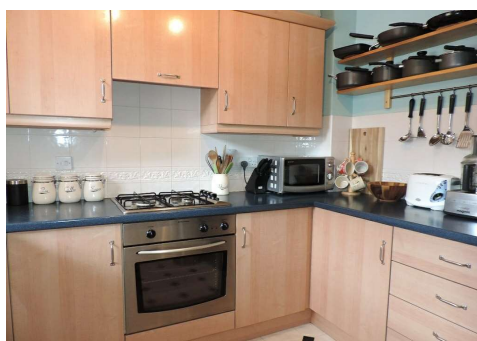


Eagle Way | Harrold

Daniel James  
ESTATE AGENTS



TO LET | £1275 pcm

Village Location |  
Mews Style House |  
3 Bedrooms |  
Lounge/Diner |

Fitted Kitchen |  
Family Bathroom |  
Downstairs Cloak/wc |  
Gas Central Heating |

Off-road Parking |  
Single Garage |  
Unfurnished |  
EER: Band D |

01234 604344 | [www.danieljameshomes.co.uk](http://www.danieljameshomes.co.uk)

# Eagle Way Harrold Beds | MK43 7EW

## SITUATION |

Harrold is a delightful riverside village set in the heart of North Bedfordshire. Local amenities include shops, post office, butchers as well as a doctor's surgery. It is a lively community that includes several friendly pubs, churches, community centre and a host of local societies and sporting clubs, ranging from cricket, football, bowls, tennis, squash to martial arts and snooker. Virtually on your doorstep is Harrold & Odell Country Park with its water meadows, lakes and 144 acres of countryside - a fantastic place to walk or cycle.

## COMMUNICATION LINKS |

Bedford is a short journey away and easily reached by car or regular bus service. Here you can enjoy all kinds of leisure entertainment including health clubs, cinemas, bars and restaurants. It's also great for shopping, or you could drive a little further to Milton Keynes which has no less than 200 shops, all under cover. For commuters Harrold is easily accessible with the A6 & A428 providing access to other trunk roads which link to the M1 motorway and the A1. Bedford main line station provides frequent services into London St Pancras and Kings Cross within 40 minutes. Air travel is accessible from Luton, Stansted, Birmingham with Heathrow and Gatwick further afield.

## EDUCATION/SCHOOLING |

Harrold is ideally located for those with children of all ages with Harrold Primary catering for Primary school pupils, as well as being in catchment of the very sought after Sharnbrook Academy. A little over 8 miles away in nearby Bedford there are the highly regarded, private Harpur Trust schools; Pilgrims School, Bedford School, Bedford Modern & Bedford Girls.

## TENANCY |

An Assured Shorthold Tenancy is offered for an initial term certain of 12 months, subject to review thereafter.

## REFERENCES |

A full referencing and credit check will be undertaken. We will need details of your current Landlord and employer together with financial and professional references.

## SERVICES |

Mains water and electricity and drainage. Gas fired heating. Outside power and water. Telephone (subject to B.T. regulations).

## GENERAL INFORMATION |

No smokers. One well behaved pet considered.

## RENT & SECURITY DEPOSIT |

£1275 per calendar month. Rent will be payable monthly in advance by standing order. A deposit of £1275 will be required on commencement and will be held by the Landlord's Agent as stakeholder and returned without interest at the end of the tenancy, subject to the Tenant/s

having complied with their obligations.

## OUTGOINGS |

The Tenant(s) will pay for all the usual domestic outgoings including electricity, water, sewerage, telephone and Council Tax, including any reconnection charges. The Council Tax band is C and the standard assessment for 2025/2026 is £2,162.99.

## MAINTENANCE |

The Tenant(s) will be responsible for maintaining the internal decorations, cleaning windows, cleaning drains, attending to minor items of repair/maintenance and generally maintaining the property and its contents in a good tenable condition. Carpets and curtains soiled during the tenancy must be cleaned on vacation.

## ENERGY EFFICIENCY RATING |

Band D.

## MEASUREMENTS |

All measurements are approximate.

## AGENTS NOTES |

Whilst we endeavour to make our property details accurate and reliable, we would inform you that as estate agents we have not tested any apparatus, equipment, fittings, or services and so cannot verify that they are in working order. All measurements are taken electronically and are approximate. Daniel James Estate Agents for themselves and the vendors of this property whose agents they are give notice that; (1) the particulars are set out as a general guide only and do not constitute part of a contract or offer; (2) no person in the employment of Daniel James Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Prospective tenants viewing the property do so at their own risk and neither the Landlord, Daniel James, or their solicitors, can accept any responsibility for personal injury or any claim whatsoever.

## MONEY LAUNDERING ACT 2004 |

We are required to obtain photographic identification of any persons Letting a property through our company. Upon acceptance of an offer you will need to provide an original official document (e.g. new style driving license/passport) for copying purposes to be held on file in order to comply with our obligations as estate agents covered by the above act.

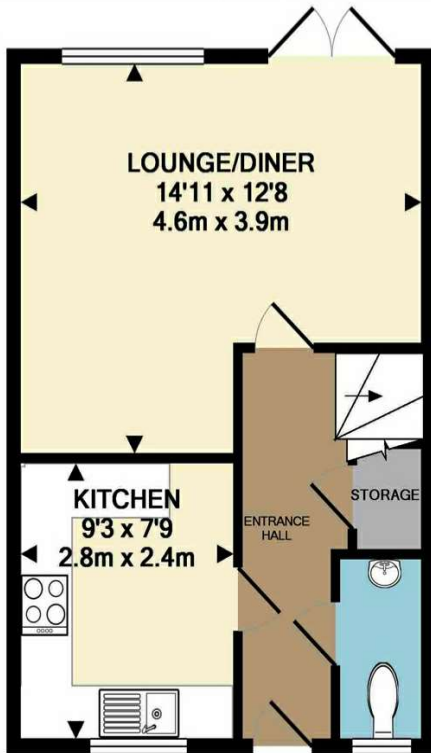
**Daniel James**  
**ESTATE AGENTS**







Ground Floor  
Approx. Floor  
Area 319 Sq.Ft.  
(29.6 Sq.M.)



1st Floor  
Approx. Floor  
Area 422 Sq.Ft.  
(39.2 Sq.M.)



Total Approx. Floor Area 741 Sq.Ft.  
(68.8 Sq.M.)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Whilst we endeavour to make our property details accurate and reliable, we would inform you that as estate agents we have not tested any apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction. Whilst every care has been taken in preparing these particulars some of the descriptions are inevitably subjective. All measurements are approximate only and photographs are representative of the property at the time of instruction and no assumptions should be made from these in respect of other parts of the property not shown, or the locality. Mileages are approximate only. Daniel James Estate Agents for themselves and the vendors of this property whose agents they are give notice that; (1) the particulars are set out as a general guide only and do not constitute part of a contract or offer; (2) no person in the employment of Daniel James Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Particulars are issued on the understanding that all negotiations are conducted through Daniel James Estate Agents and are presented Subject to Contract and Without Prejudice.



**Daniel James**  
ESTATE AGENTS

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