

Wood Road | Harrold



**TO LET | £1450 pcm**

Village Location |  
Semi-Detached |  
4 Bedrooms |  
Lounge |

Kitchen/Diner |  
Re-fitted Bathroom |  
Rear Garden |  
Large Garage |

Off-road Parking |  
Countryside Views |  
Available Mid-April |  
Unfurnished |

# Wood Road Harrold Beds | MK43 7BS

## SITUATION |

Harrold is a delightful riverside village set in the heart of North Bedfordshire. Local amenities include shops, post office, butchers, hairdressers, 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, professional and character 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 or pets permitted.

## RENT & SECURITY DEPOSIT |

£1450 per calendar month. Rent will be payable monthly in advance by standing order. A deposit of £1450 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 having complied with his obligations.

## OUTGOINGS |

The Tenant(s) will pay for all the usual domestic outgoings including gas, electricity, water, sewerage, telephone and Council Tax, including any reconnection charges. The Council Tax band is C and the standard assessment for 2023/2024 is £1,966.85.

## 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 |

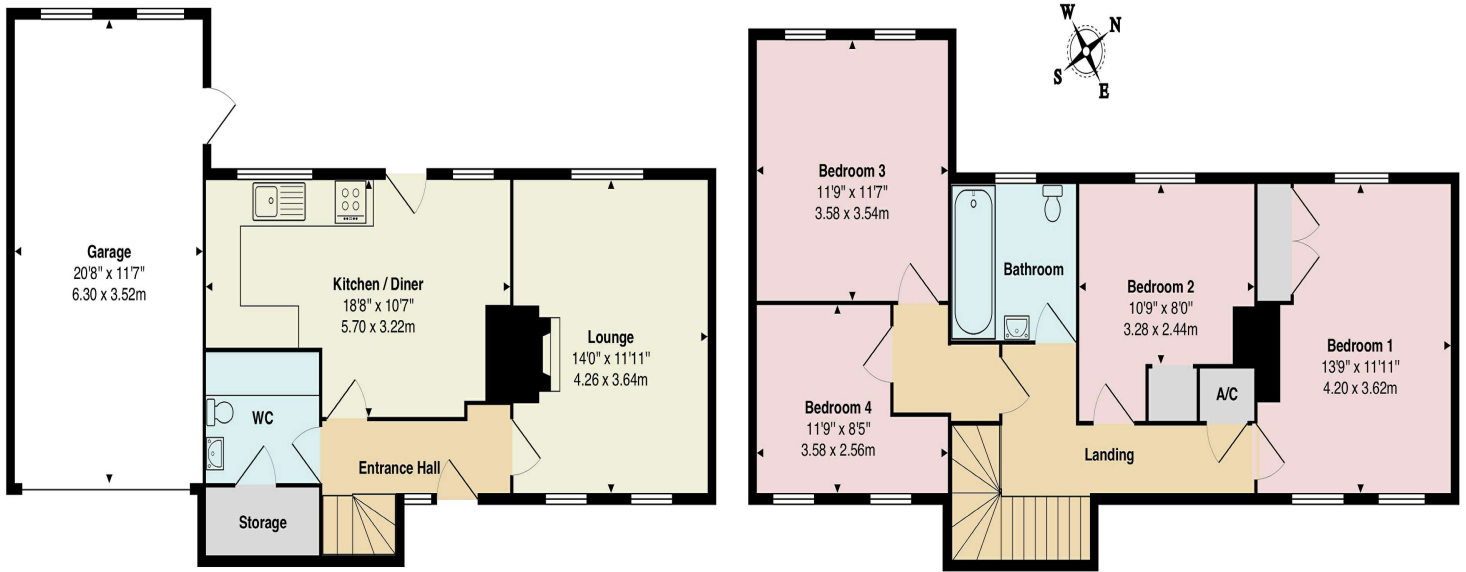
Whilst we endeavour to make our property details accurate and reliable, we would inform you that as estate agents we have not tested any apparatus, equipment, fittings, or services and so cannot verify that they are in working order. All measurements are taken electronically and are approximate. Daniel 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  
Area: 466 ft<sup>2</sup> ... 43.3 m<sup>2</sup>

1st Floor  
Area: 688 ft<sup>2</sup> ... 64.0 m<sup>2</sup>

Total Area: 1154 ft<sup>2</sup> ... 107.2 m<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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