



£850 Monthly

Cheapside, Knaresborough

House | 2 Bedrooms | 1 Bathroom

01423 276100

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ESTATE AGENTS

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Step Inside

Property Description

AVAILABLE- 4th November. A well presented two bedroomed end cottage situated in the heart of this historic town centre.

Main Particulars

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This excellent property is offered with gas fired central heating and features accommodation comprising living room, kitchen, ground floor wc, two double bedrooms and a modern house bathroom.

Cheapside is conveniently located in the heart of Knaresborough Town Centre which supports excellent facilities and amenities together with a choice of quality restaurants, wine bars and tourist attractions. Whilst for the daily business commuter access can be gained to the A1(M) (four miles to the east) and Knaresborough Railway Station provides easy access to Harrogate, Leeds and York which in turn connects to the main East Coast Line to London.

ACCOMMODATION

Via timber to the front

LIVING ROOM

Windows to the front and the side. Open staircase to first floor. Central heating radiator.

KITCHEN

Range of wall and base units with working surfaces having tiled splashbacks, inset sink and electric hob with extractor fan over and electric oven under. Space for Tall fridge freezer and plumbing and space for washing machine. Window to the front.

WC

Low flush wc and pedestal wash hand basin.

FIRST FLOOR

BEDROOM ONE

Useful storage cupboard. Windows to the front and side. Central heating radiator.

BEDROOM TWO

Window to the front. Central heating radiator.

BATHROOM

Panelled bath with shower over and screen, pedestal wash hand basin and low flush wc. Mosaic tiles to all wet areas. Extractor fan and central heating radiator.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No pets, children, sharers or smokers without landlord's consent.
3. Each applicant is required to complete an application form to apply for a property.
4. References will be obtained using a credit reference agency.
5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property upon an acceptable application.
6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.
9. The holding deposit will be used as part of your first month's rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. The move-in date must be no more than 30 days after payment of the holding deposit.
12. Before moving into a property payment of the first month's rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.
- 15.. This property will be managed by the landlord.

Council Tax Band: B

Deposit: £920

Holding Deposit: £184.61



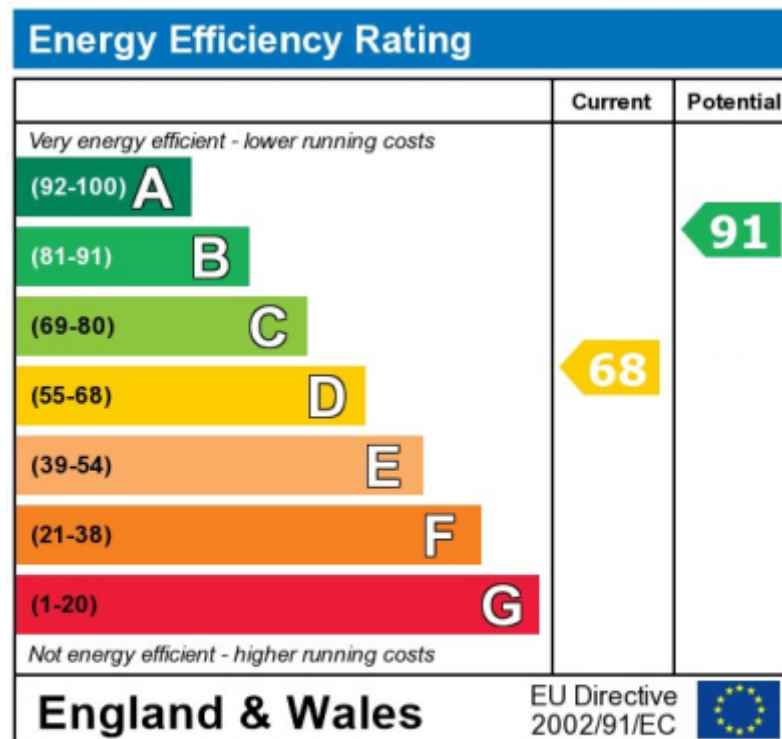


Total Area: 57.2 m² ... 615 ft²

All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01423 276100

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