



40 Fairways Drive, Harrogate

A modern three bedroomed semi-detached property recently renovated in 2007 and presented to the highest standards. Featuring uPVC double glazing, GCH, feature gas fire place, new kitchen and bathroom. Outside there are lawned gardens to front and rear, a single garage and long driveway.

£725pcm
unfurnished or part-furnished

Ground Floor

Entrance Hall

uPVC entrance door leads to entrance hall with uPVC double glazing to all sides. Attractive tiled floor and inset doormat. Solid pine inner door leading to:-

Lounge 14'10 x 13'9 (4.52 x 4.19m) maximum

Spacious living area with living flame gas fire and hearth. Large double glazed window to front, TV and telephone points.

Large walk-in storage cupboard suitable for fridge freezer if required. Coved ceiling. Two central heating radiators. Smoke alarm.



Dining room 9'8 x 8' (2.95 x 2.44m)

Double glazed window and door to rear overlooking garden. Wall lights. Large understairs cupboard housing central heating boiler. Coved ceiling. Central heating radiator.



Kitchen 10'6 x 6'6 (3.2 x 1.99m)

Brand new kitchen in walnut effect. A range of base units and cupboards over. Double glazed window to rear. 1½ bowl sink with drainer and mixer taps. Plumbing for automatic washing machine. Space for fridge freezer. (or could be stored in lounge cupboard) Free-standing gas oven with extractor hood. Attractive under-cupboard lighting.



First Floor

Landing

Double glazed window to side. Central heating timer and controller. Coved ceiling. Access to loft via loft hatch and ladder. Smoke alarm.

Bedroom 1 16' x 8'7 (4.88 x 2.62m)

Double glazed window to front. Central heating radiator.



Bedroom 2 11'6 x 6' (3.5 x 1.82m)

Double glazed window to front. Central heating radiator. Storage cupboard to bulkhead over stairwell.

Bedroom 3 9' x 8'7 (2.75 x 2.62m)

Double glazed window to rear. Central heating radiator. Coved ceiling.

Bathroom

Brand new white fitted bathroom suite comprising bath, hand basin and low-flush toilet. Electric shower over bath with shower curtain. Fully tiled walls. Double glazed frosted window to rear.



Loft

Accessed by pull down aluminium loft ladder from the landing.
Fully boarded floor area giving approx 200ft² of storage space.
With power and light.

Outside

Lawned garden to front with established flower borders.
Long driveway leading to single garage with new door. Fully enclosed rear garden with lawn borders. Patio area. Exterior security lighting.



Services:

All mains services are connected to the property.

Other notes:

The property is offered unfurnished or part-furnished and with newly fitted carpets and curtains.

Children welcome, sorry no smokers. Pets by arrangement.

The property is offered on an assured shorthold tenancy agreement subject to references, credit checks and a bond. The minimum term is 6 months.

We understand that the property has been placed in Council Tax Band C.

Floor plans

Floor area sizes are approximate

