



99 THE AVENUE, HAREWOOD, LEEDS, WEST YORKSHIRE, LS17 9LD
£1,750 per month

Carter Jonas

THE AVENUE, HAREWOOD, LEEDS, WEST YORKSHIRE, LS17 9LD

- Available Now
- Unfurnished
- Pets Considered
- Council Tax Band F
- EPC Rating D
- Off Road Parking
- Gas Central Heating

THE PROPERTY

Available now, we offer to you 99 The Avenue, a beautiful stone built, three bedroomed semi-detached character property situated in the highly sought-after village of Harewood with fantastic commuter links to the Spa Town of Harrogate and City of Leeds.

Offered on a 12-month tenancy basis, this fully refurbished, semi-detached cottage offers a contemporary finish throughout with neutral decor and benefits from off street parking for two vehicles, a fully enclosed garden to the front and a walled garden to the rear of the property, a single garage and selection of outbuildings to the rear.

This delightful property briefly comprises a spacious living room with a feature gas burning fire, open-plan kitchen dining room area boasting natural light with brand-new fitted units, electric oven and hob with plenty of space for white goods and appliances as required, a second reception room with garden views and a useful office suite situated off the quarter landing area.

A useful cellar is positioned on the lower ground level which can be utilised for storage purposes.

The first floor provides an open landing area and houses three spacious double bedrooms and a modern family bathroom suite including a free standing shower, separate bath and white sanitaryware.

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Harewood is an attractive estate village which is well served by a range of local amenities including a public house, primary school, village hall, doctor's surgery, a village café and a frequent bus service which runs throughout the day.

Offered unfurnished on behalf of the Harewood Estate.

Please note no white goods or appliances will be provided with this property.

Pets considered.

The deposit will be £2,019 (5 week's rent) at a rental value of £1,750 per calendar month.

The holding deposit will be £403 (1 week's rent) of £1,750 per calendar month.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
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Viewing	Strictly by appointment only
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Local Authority	Council Tax Band F
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Classification L2 - Business Data

IMPORTANT INFORMATION

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