



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET
£1,200 Per month

88 HARVEST ROAD
MARKET HARBOROUGH | LE16 9FN

- Kitchen/diner and separate sitting room
- Two good sized bedrooms
- Sought after location

LOCATION

A beautifully presented two bedroom semi-detached house situated on a brand new development of similar styled properties to the West of Market Harborough, close to an established residential area and just off the A4304.

DESCRIPTION

Located on a brand new development, 88 Harvest Road is a superb 2 bed, two storey, semi-detached home. The Property benefits from a fantastic fitted kitchen/diner with built-in oven, hob and microwave, sitting room with french doors leading to the rear garden, and WC to the ground floor, with two bedrooms and family bathroom to the first floor. Outside is a driveway affording off road parking with a car port, an easy to maintain front garden and enclosed rear garden.

ACCOMMODATION

The spacious accommodation comprises of entrance hall, kitchen/diner, sitting room, two bedrooms and family bathroom.

The Property will be unfurnished.

EPC

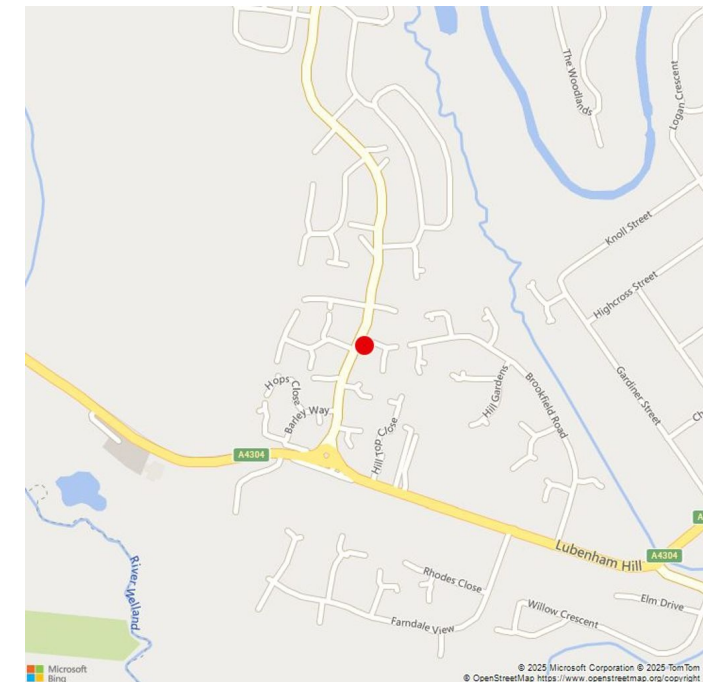
The Property has an EPC rating of B84.

TERMS

Prospective tenants will be required to pay a holding deposit of one week's rent being £276.92 to reserve the property. The holding deposit will be deducted from the first month's rent assuming the application is successful. However, this will be non refundable if the applicant fails a right to rent check, withdraws from the tenancy, or provides false or misleading information for their application.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated September 2026

