

TO LET



Harrogate House, Harrogate, HG1 2BU  
£950 pcm

MARTIN&CO





Date available: 23rd May 2025

Rent: £950.00

Deposit: £1095.00

Unfurnished

Council Tax band: D

- Town Centre Location
- Views of Harrogate
- Fifth floor
- Lift access
- Light & airy accommodation
- Two double bedrooms
- Parking space
- Sorry no pets permitted
- Minimum term of six months



Well-Presented Two Bedroom Apartment in Harrogate House, Parliament Street, Harrogate

Situated on the fifth floor of Harrogate House on Parliament Street, this well-maintained two-bedroom apartment offers comfortable living in a prime town centre location. Set within a respected Conran-designed development, the property enjoys a convenient position close to Harrogate's many shops, restaurants, and local landmarks including the Stray and Valley Gardens.

The building is accessed via a communal entrance hall with both stairs and a panoramic lift leading to all floors. A video entry phone system provides added security.

Inside, the apartment features two double bedrooms both offering good natural light and views over the area.

The bathroom is fully tiled and includes a bath with shower over.

The open-plan living area combines a fitted kitchen with integrated appliances and a bright lounge space, complete with wooden flooring and pleasant views over Harrogate.

A handy storage cupboard houses the electric immersion heater and the washing machine.

Externally the property also includes secure underground parking-a valuable feature in this central location.

While the property reflects the age of the building, it has been well cared for and offers a good standard of finish throughout.

Combined with its fantastic location it offers a practical and appealing choice for single occupancy, a couple or sharers alike.

Further useful information about this property includes:

Security deposit: £1,095

Council tax band: D

The property is serviced by mains electricity and water services. There is no gas supply to the building.

Broadband availability: Fibre to the cabinet providing estimated speeds up to 76Mbps

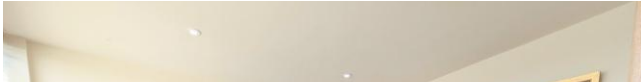
Mobile phone coverage: O2, Vodafone, Three & EE

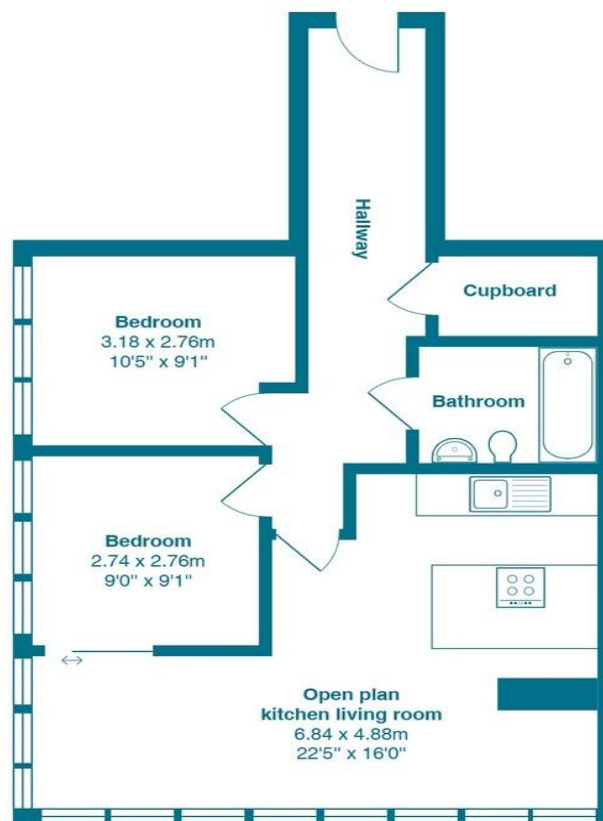
Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas - No Risk, Surface water- No Risk

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Harrogate House, Parliament Street, Harrogate, HG1 2BU

Total Area: 59.8 m<sup>2</sup> ... 644 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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