

TO LET



Harlow Terrace, Harrogate, HG2 0PN
£1,500 PCM


MARTIN&CO



Harlow Terrace, Harrogate

Four Bedroom, Two Bathroom
Semi Detached

Date available: 15th November 2024

Rent: £1,500 PCM

Deposit: £1,730

Unfurnished

Council Tax band: D

- Fantastic Location
- Sought after area
- Three storeys
- Four double bedrooms
- Large living diner
- Two newly installed bathrooms
- New flooring throughout



Martin & Co are delighted to offer to the lettings market this four-bedroom town house. Located in a fantastic position, on Harlow Terrace, just off the sought after Cold Bath Road.

Nestled on the edge of Harrogate town centre the popular high street hosts some of Harrogate's most popular independent businesses, cafes and restaurants. With the popular Valley Gardens & Montpellier Quarter within a short walking distance.

The property is also conveniently located for both Western Primary School and Harrogate Grammer School, making it ideal for families.

The property itself has been recently renovated by the landlord with new flooring and fresh decor throughout. The installation of the new shower room on the top floor makes the most of the space on offer.

Entering the property via the internal porch you are greeted by a spacious hallway.

Leading through to the impressive living dining room which has a light and airy feel thanks to its dual aspect windows.

The separate kitchen has been fitted with a range of wall & base units, open shelving, newly installed worktops, built in oven, hob, extractor and sink and new laminate flooring. There is a handy under stair cupboard ideal for housing those larger items.

Heading upstairs the first floor, the newly fitted flooring and fresh décor continues. There are two spacious double bedrooms and a newly fitted house bathroom, comprising bath with shower over, sink & vanity unit,

toilet and heated towel rail.

The second floor houses a further newly fitted shower room with shower unit, toilet & basin vanity unit and heated towel rail. As well as the final two double bedrooms.

Externally there is a spacious patio to the front which can be used for off street parking.

We understand that the property is serviced by mains electricity, gas and water services.

Council tax band: D

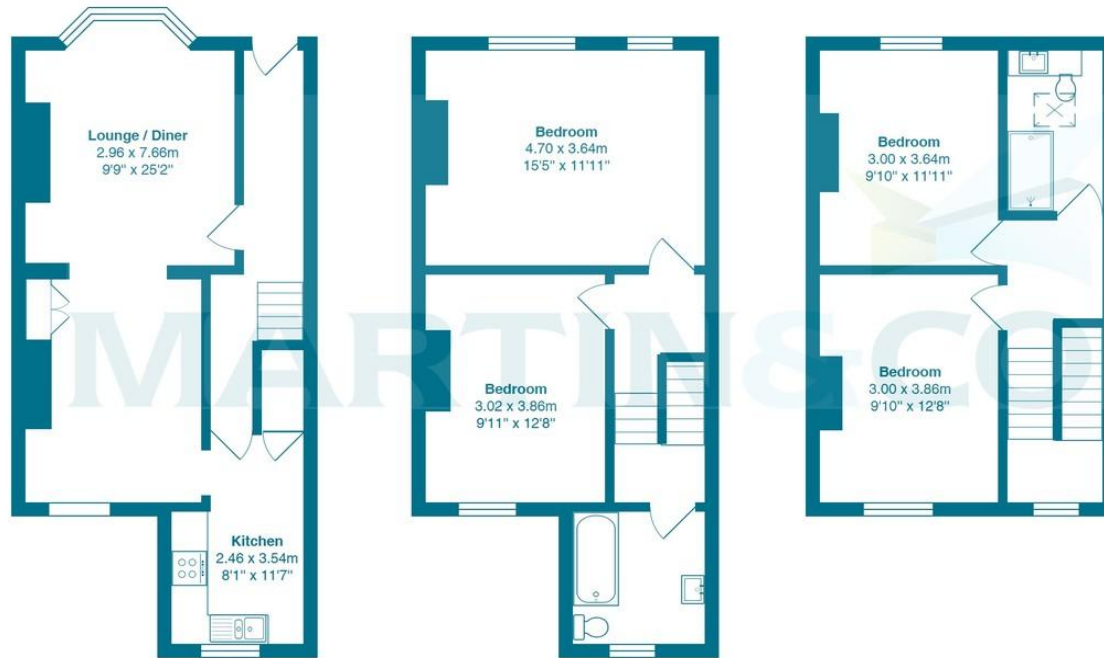
Broadband availability: Full fibre to the property with speeds up to 1,800 MBPs

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT



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



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Total Area: 119.7 m² ... 1289 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Martin & Co Harrogate

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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