

TO LET



Willow Grove, Harrogate, HG1 4HP
£1,000 pcm


MARTIN&CO



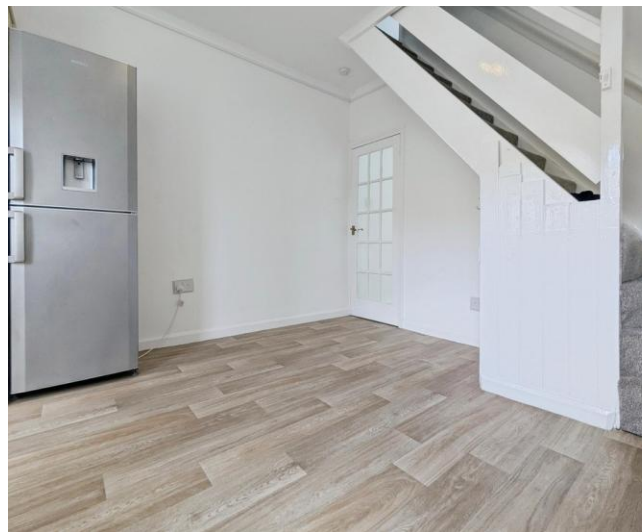
Date available: Available Now

Rent: £1,000

Deposit: £1,150

Unfurnished

- Recently redecorated throughout in neutral colours
- Brand new carpets and flooring
- Popular Bilton location close to independent shops and cafés
- Easy access to Harrogate town centre and transport links
- Spacious kitchen diner with appliances included
- Two well-proportioned bedrooms
- Enclosed rear yard with useful storage shed
- Outdoor electric socket and external water tap



A well-presented two-bedroom mid-terrace property, ideally situated in a convenient residential location within easy reach of Harrogate town centre. Recently refreshed ahead of a new tenancy, the property benefits from fresh neutral décor throughout, new carpets and flooring, together with fitted blinds and window dressings, creating a bright and welcoming home ready to move straight into.

The accommodation briefly comprises an entrance porch leading into a spacious living room with a feature fireplace. To the rear is a fitted kitchen diner complete with a newly fitted oven, hob, fridge freezer and washing machine, with a door leading out to the enclosed rear yard.

To the first floor there is a generous principal bedroom with fitted wardrobes, a second bedroom and a practical shower room.

Externally, the property enjoys a small front courtyard and an enclosed rear yard with a useful storage shed. There is also an external electric socket and outside tap for added convenience.

Willow Grove is situated in the popular Bilton area of Harrogate, just a short distance from the town centre. Bilton has a great community feel and is home to a fantastic selection of independent cafés, a traditional bakery, butcher and greengrocer, as well as convenience stores and other everyday amenities. With good public transport links and easy access to the town centre and surrounding road networks, it's a convenient location for both work and leisure.

Recently refreshed throughout and ready to move straight into, this is a lovely home in a popular part of Harrogate that is sure to attract plenty of interest.

Further information regarding this fantastic property includes:

This property will be let on a Assured Periodic Tenancy and managed on behalf of the landlord by Martin & Co Harrogate, under the Renters Rights act 2025.

Utilities: Mains gas, electricity, water & sewerage

Council tax band: B

Broadband availability: Fibre to the property with potential speeds up to 1,800 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE

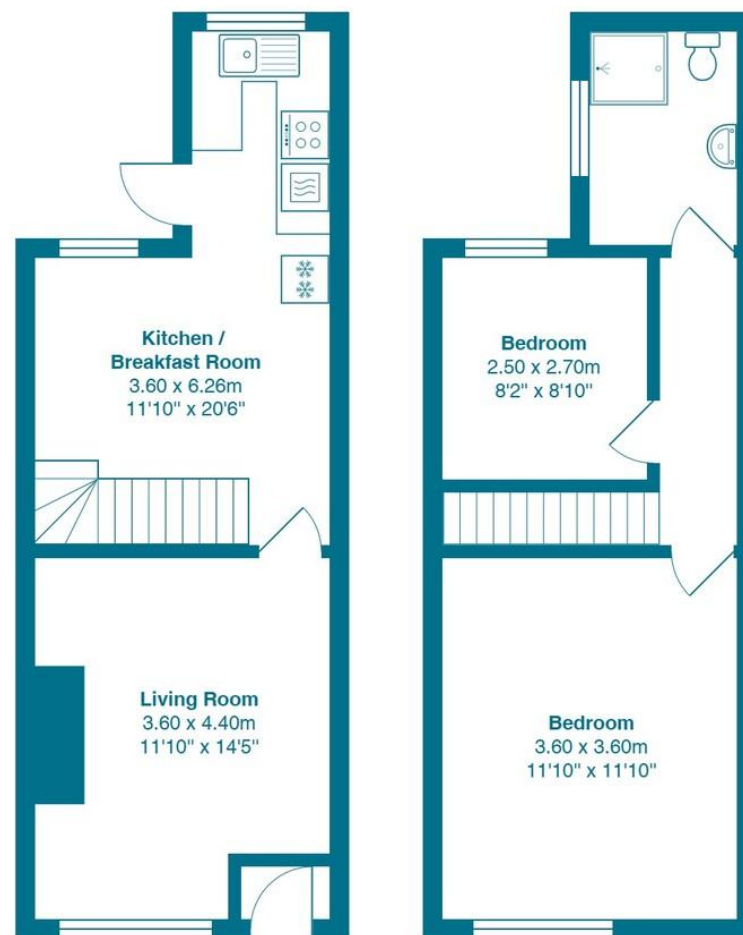
Satellite & Cable TV Availability: SKY, BT & VIRGIN

Flood Risk: Rivers & Seas - Low Risk, Surface water- Low Risk

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





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Total Area: 67.6 m² ... 728 ft²

All measurements are approximate and for display purposes only

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.