

TO LET



Almsford Drive, Harrogate, HG2 8EN
£1,250 pcm


MARTIN & CO



Date available: 13th April 2026

Rent: £1,250PCM

Deposit: £1,440

Unfurnished

Council Tax band: B

- Sought after south side location
- Walking distance to local train station
- Three bedrooms
- Kitchen diner
- Appliances included
- Neutral decor throughout
- Gardens to both front and rear
- Off road parking
- Pets considered with an increased rent of £25PCM



A fantastic opportunity to rent this beautifully presented and deceptively spacious three-bedroom end-terrace home, ideally positioned in a highly desirable area of South Harrogate.

Set on the ever-popular Almsford Drive, this property perfectly combines comfortable living with superb convenience. Just a short stroll from Leeds Road, you'll find a great selection of shops, cafés, and everyday amenities, while Hornbeam Park train station and excellent bus links make commuting effortless. The A61 is also within easy reach, offering direct access to Leeds.

Step inside to discover a bright and welcoming home, thoughtfully laid out for modern living. The spacious lounge is flooded with natural light and features a charming fireplace, with French doors opening directly onto the rear garden-perfect for relaxing or entertaining.

The stylish kitchen diner is well-equipped with a range of fitted units and integrated appliances, including a fridge freezer, cooker, and dishwasher, along with a handy under-stairs utility area.

Upstairs, the property offers two generous double bedrooms-both with fitted wardrobes-alongside a third single bedroom, ideal as a home office or nursery. A modern bathroom with shower over bath and a separate WC completes the accommodation.

Outside, the home continues to impress with off-street parking and attractive gardens to both the front and rear. Best of all, lawn and hedge maintenance is included in the rent, ensuring a well-kept outdoor space all year round without the hassle.

Further information about this fantastic home includes:

Please note that use of the garage is not included in the tenancy.

Utilities: mains electricity, gas and water services.
Council tax band: B

Broadband availability: Fibre to the property with speeds estimated up to 1000Mbps
Mobile phone coverage: O2, Vodafone, Three & EE
Satellite & Cable TV Availability: SKY, VIRGIN & BT

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

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Total Area: 82.8 m² ... 891 ft²

All measurements are approximate and for display purposes only

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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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