

TO LET



Cold Bath Road, Harrogate, HG2 0NX
£1,100 pcm


MARTIN&CO

Date available: 20th March 2026

Rent: £1,100PCM

Deposit: £1,1,265

Unfurnished

Council Tax band: C

- Sought after area
- Close to local amenities
- Second Floor
- Two double bedrooms
- Two bathrooms
- Open plan living
- Sorry no pets permitted

Situated on the ever-popular Cold Bath Road, this beautifully finished two bedroom apartment offers spacious, contemporary living in one of Harrogate's most sought-after locations.

Cold Bath Road is widely regarded as one of Harrogate's most desirable addresses, known for its vibrant village atmosphere and excellent range of independent shops, cafés and amenities. The apartment is within easy walking distance of Harrogate town centre, offering a superb selection of restaurants, bars, supermarkets and transport links, including rail services to Leeds and York.



Finished to a high standard throughout, the property has been neutrally decorated to create a light and welcoming feel. The accommodation briefly comprises:

An entrance hall leading to a generous open-plan living and kitchen area. The kitchen has been fitted with a range of timeless wall and base units and benefits from integrated appliances including an oven, four-ring electric hob with extractor hood, fridge, freezer and dishwasher. The layout offers excellent space for both dining and relaxed living, making it ideal for entertaining or modern day-to-day living.

The main bedroom is a well-proportioned double room and features the added benefit of a contemporary en-suite shower room.

A second double bedroom provides flexible accommodation, perfect for guests, a home office or additional storage. The house bathroom is fitted with a modern white suite comprising bath with shower over, WC and basin.

Property Management: This tenancy will be managed directly by the landlord

Utilities: Mains electricity, gas and water services.

Parking: There is no allocated parking provided with the property. Tenants can apply for a North Yorkshire Council parking permit, at the cost of £40.00 PA, subject to availability.

Council tax band: C

EPC Rating: C 76

Pets: Sorry no pets permitted

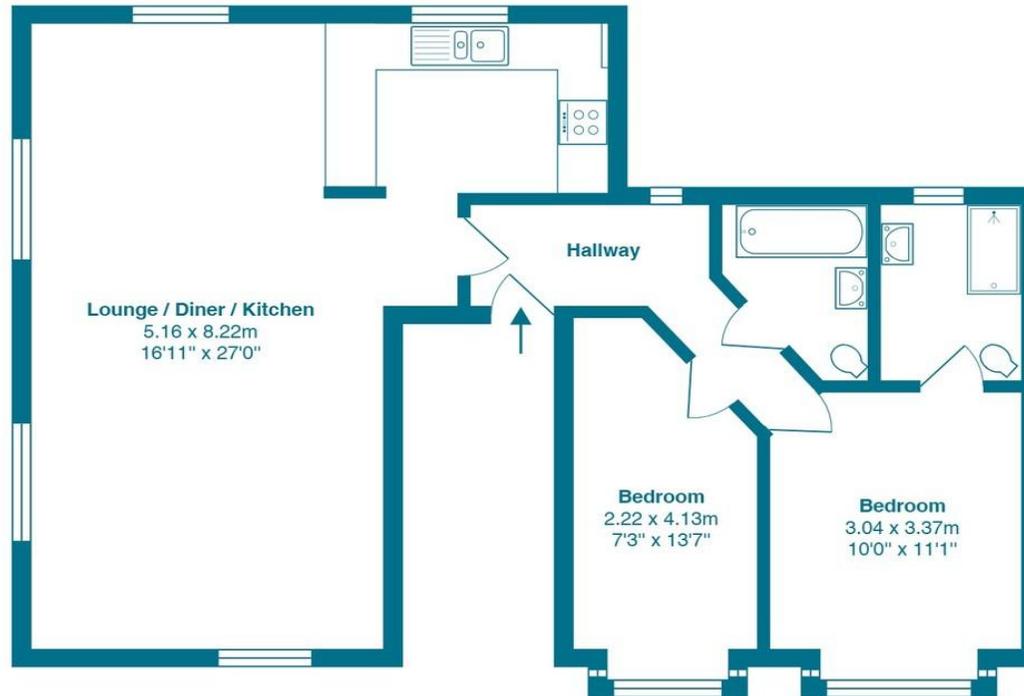
Broadband availability: Full fibre with estimated speeds of up to 1,600 Mbps

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: 77.5 m² ... 835 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.

