

**TO LET**



**Harebell Close, Harrogate, HG3 2SL**

**MARTIN&CO**



## Harebell Close, Harrogate

Semi-Detached House,

Three bedroom, One bathroom

Date available: 6th December 2024

Rent: £1,350 PCM

Deposit: £1,550

Unfurnished

Council Tax band: C

- Popular residential location
- Close to local amenities
- Cul de sac
- New Kitchen
- New decor & flooring
- Driveway for off road parking
- Garage
- Sorry no pets



Martin & Co are delighted to offer to the lettings market this fantastic three- bedroom, semi - detached property, located on Harebell Close, Harrogate. This lovely property would be ideal for both couples and families alike.

Harebell Close is situated in the Killinghall Moor area of Harrogate. Within close proximity to local amenities, recreational facilities, local primary schools, and open green spaces. As well as a regularly serviced bus route and easy access to both the A59 Skipton Rd and A61 Ripon Road.

Available now, having been newly renovated throughout this light & airy property is offered to the market for a minimum of a 12-month term.

Upon entering the property, you will find the generously proportioned living room. Which has a light and airy feel, thanks to its fresh decor and large bay window whilst still offering a homely space, with gas fire offering a great space to unwind.

Leading through to the separate Kitchen diner, which has been fitted with a range of modern grey units, electric oven, four ring hob & extractor. Fridge freezer, dish washer and plumbing for a washing machine. Room for dining and sliding door accessing the conservatory.

The addition of the heated conservatory offers further flexible living space, ideal for use as home office, additional dining space, or playroom.

Heading upstairs, the fresh decor and newly fitted carpets continue. The main bedroom has been fitted with a useful storage cupboard

The well-proportioned second bedroom is situated to the rear of the property.

The third bedroom is ideal for the younger members of the family.

The house bathroom has been fitted to a high standard, offering shower over bath, basin, handy vanity unit and loo.



Externally, the garden has been securely enclosed. Offering a fantastic mix of both newly laid lawn area and quality stone paved areas, ideal for al fresco dining.

In addition to the driveway, which offers parking for up to two vehicles, there is also a garage for the tenant's use.

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

Broadband availability: Fibre to the cabinet, estimated speeds up to 1000 MBPs Ultra speed

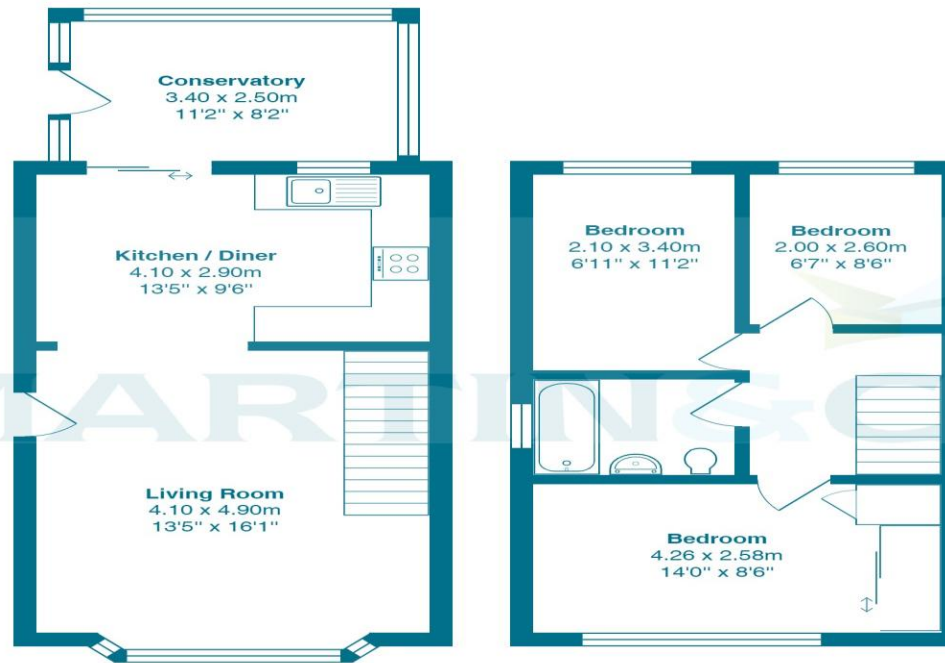
Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY, BT & VIRGIN

Flood Risk: Rivers & Seas - No Risk Surface water- Very Low

EPC:





Harebell Close, Harrogate, HG3 2SL

Total Area: 76.3 m<sup>2</sup> ... 821 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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