

**TO LET**



**North Park Road, Harrogate**  
**£750 pcm**

  
**MARTIN & CO**

## North Park Road, Harrogate

Ground Floor Flat,  
1 bedroom, 1 bathroom

£750 pcm

Date available: 15th November 2024

Deposit: £865

Unfurnished

Council Tax band: B

- short walking distance to town centre
- Close to Harrogate's famous Stray
- Ground Floor
- Modern décor
- Allocated parking
- Available Now
- Sorry no pets due to building restrictions

This well presented one-bedroom apartment is located a stone's throw from Harrogate Town Centre, on the edge of Harrogate's famous Stray. The property's central location ensures easy access to the vibrant array of shops, restaurants, and amenities, while the purpose-built building provides a sense of privacy and security. This well-appointed apartment offers both convenience and comfort.

Offered to the lettings market initially for a 12 month term , with potential to extend beyond. This great property would be ideal for either single occupancy or a couple alike.



Upon entering through a well-maintained communal hall with secure entry, the apartment welcomes you into a central hallway.

The living room has a light and airy feel, with ample room to accommodate both a comfortable seating area and a small dining table.

Adjoining the living room is a recently fitted modern kitchen fitted with a range of units, full size integrated fridge freezer, built in electric oven, induction hob and washing machine.

The bedroom is a generously sized double room, featuring a fitted cupboard for additional storage. This peaceful space is perfect for unwinding at the end of the day.

The apartment is served by a modern bathroom that features an over-bath shower, basin, toilet & heated towel rail.

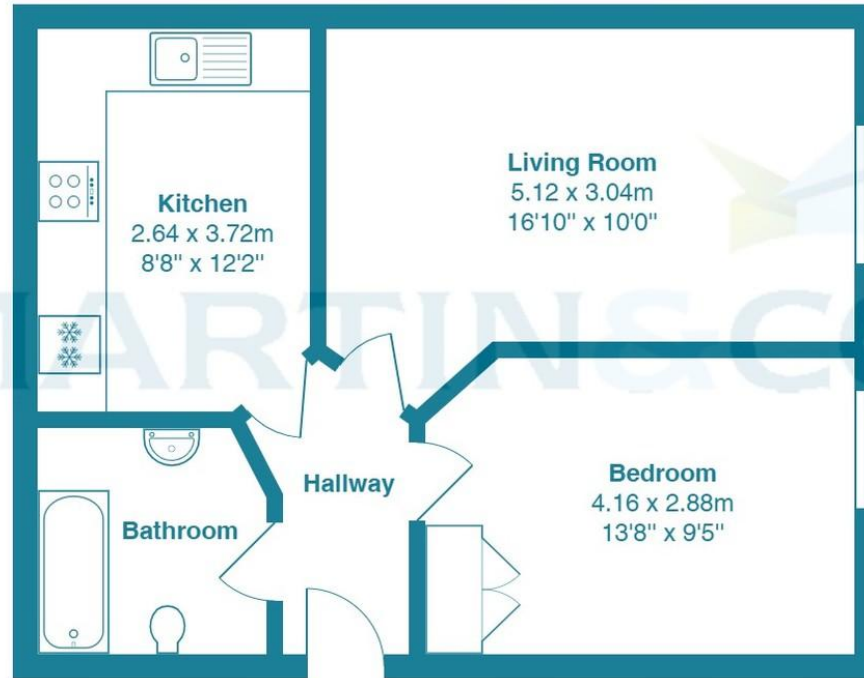
Outside, the apartment benefits from an allocated parking space, which is accessed via a secure, coded gate at the rear of the building.

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

Council tax band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Park Court, 46, North Park Road, Harrogate, HG1 5AD

Total Area: 48.2 m<sup>2</sup> ... 518 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

5 Raglan Street • Harrogate • HG1 1LE  
T: 01423565556 • E: harrogate@martinco.com

# 01423565556

<http://www.martinco.com>



**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.