

**TO LET**



**Dene Park, Harrogate, HG1 4JX**  
**£800 pcm**

  
**MARTIN&CO**





**Date available:** 7th March 2025

**Rent:** £800 PCM

**Deposit:** £920

**Term:** 12 Months minimum

Unfurnished

Council Tax band: A

- Residential Area
- Local amenities
- Newly decorated
- First floor
- Spacious accommodation
- Private entrance
- New carpets throughout
- Sorry no pets permitted

Martin & Co are delighted to offer to the market this spacious one-bedroom flat located on Dene Park. Just a short drive from Harrogate Town Centre, the residential area of Bilton has much to offer including an array of independent retailers, bakery, butchers, convenience stores and a regularly serviced bus route.

Located on the first floor, the property boasts its own private entrance, ensuring both privacy and security. With its new décor and grey carpets throughout, the flat feels fresh and modern, ready for you to move in and make it your own.

The spacious living room has a light & airy featuring an electric fire at its focal point, making it a perfect space to unwind.

The room flows into the fully fitted kitchen, which comes complete with a range of wall & base units, larder cupboard and essential appliances, including a cooker, fridge freezer, and washing machine.

For added convenience, there's a handy storage room offering flexible space to meet your needs.

The fresh décor continues into the double bedroom which benefits from a built-in wardrobe providing useful storage.

The bathroom is designed with practicality in mind, featuring a three-piece suite with a shower over the bath.

The property is available now following its recent refresh and is offered with a minimum 12-month term.

The property is serviced by mains gas, electricity and water.

The property benefits from double glazing throughout and gas fired central heating.

The ongoing tenancy will be managed by the Landlord of the property.

There is no allocated parking provided with the property. However there is un restricted on street parking available.

Unfortunately, pets are not permitted.

Council tax band: A

Broadband Availability: Fibre to the property, with estimated speeds up to 1,600 Mbps

TV & Cable Availability: SKY & BT

Mobile Phone Coverage: Vodafone, O2, EE & Three Networks

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Total Area: 56.4 m<sup>2</sup> ... 607 ft<sup>2</sup>

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.

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