

TO LET



Kensington Apartments, Valley Drive, Harrogate, HG2 0JJ
£750 pcm





Valley Drive, Harrogate, HG2

0JJ

Second Floor Apartment,
1 bedroom, 1 bathroom

Date available: 21st February 2025

Deposit: £865

Furnished

Council Tax band: A

- Desirable location
- Opposite the delightful Valley Gardens
- Recently refurbished
- Second floor
- Furnished
- Shower room
- Available Now!



Nestled on the edge of Harrogate town centre, the sought after Valley Drive has much to offer. With views over the famous Valley Gardens and the historical Montpellier Quarter within a couple of minutes' walk. As well as the popular high street, Cold Bath Road, hosting some of Harrogate's most popular independent businesses, cafes, and restaurants, on the doorstep.

Harrogate mainline station is within walking distance of the apartment and offers direct services to York, Leeds and London Kings Cross.

This charming one bedroom, second floor apartment has been recently refurbished and is offered to the lettings market fully furnished.

Accessing the apartment via well maintained communal areas, the accommodation includes:

Recently updated kitchen with built in electric oven, hob and undercounter fridge. Useful storage cupboard.

Well-proportioned living room with sofa bed, small dining table and chairs, tv cabinet and TV included.

Shower room with spacious walk-in shower unit, basin, vanity unit and WC.

Bedroom with double bed and chest of drawers included.

Unfortunately, pets are not permitted at this property. The property is offered to the market with an initial term of 6 months. And is available now, subject to satisfactory references.

The property is serviced by mains electricity and water.

The property benefits from double glazing and electric heating.

Council tax band: A

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

TV & Cable Availability: SKY & BT

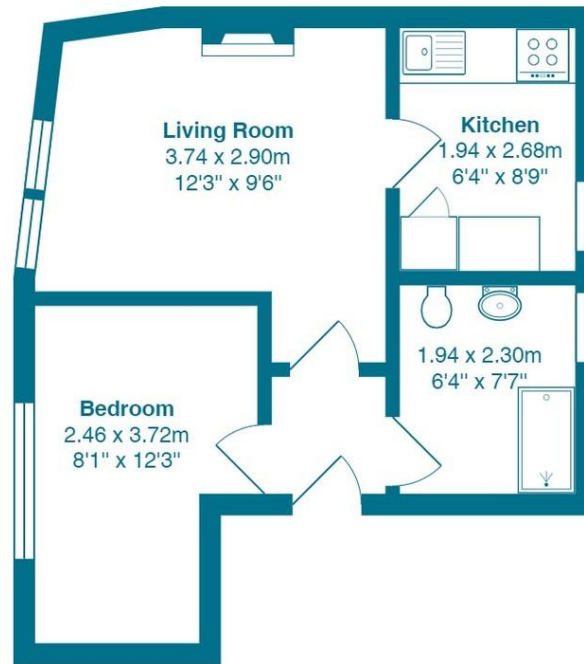
Mobile Phone Coverage: Vodafone, O2, EE & Three Networks

There is no allocated parking provided with the property. Tenants can apply for a North Yorkshire Council parking permit, at the cost of £36.00 PA, subject to availability.

EPC: E – 51



5 Kensington Apartments, Valley Drive, Harrogate



Total Area: 33.1 m² ... 357 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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