

**TO LET**



**Huntcliffe House, Otley Road, Harrogate, HG2 0DJ**

**MARTIN&CO**



Date available: 4th July 2025

Rent: £1,400 PCM

Deposit: £1,615

Unfurnished

Council Tax band: C

- Beautifully renovated second-floor apartment
- Prime location on Otley Road
- Just a short walk from Harrogate town centre and The Stray
- Stylish kitchen with integrated appliances
- Two well-proportioned bedrooms
- Spacious living room
- Rare benefit of a garage



Situated on the sought-after southern edge of Harrogate, this beautifully renovated two-bedroom apartment offers a rare combination of period charm, modern comfort, and superb location. Just a short walk from Harrogate town centre, the train station, and the iconic Stray parkland, this property is ideally placed for professionals looking to enjoy all that this vibrant spa town has to offer. Harrogate itself is renowned for its beautiful architecture, leafy parks, boutique shops, and thriving café culture. With excellent transport links and a welcoming community, it's no surprise that it remains one of the most desirable places to live in North Yorkshire.

Located on the second floor of a handsome detached period building, the apartment is accessed via well-maintained communal areas.

The interior has been thoughtfully updated to a high standard throughout, blending tasteful finishes with practical design.

The contemporary kitchen features a range of timeless grey wall and base units, integrated fridge freezer, double oven, gas hob, dishwasher, and a convenient breakfast bar – perfect for casual dining.

The spacious living room provides ample space for both living and dining areas, filled with natural light and character.

The main bedroom benefits from full height fitted wardrobes, offering excellent storage without compromising space, while the second bedroom also features a built-in wardrobe, making it ideal as a guest room, home office, or dressing room.

The luxurious bathroom includes a freestanding bath, separate walk-in shower, and elegant fittings. A useful hallway cupboard houses the gas-fired boiler and washing machine, keeping laundry tucked neatly away.

Further adding to the appeal is the inclusion of a private parking space and the rare benefit of a garage – an asset in this central location.

Additional information regarding this fantastic apartment includes:

Council tax band: C

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

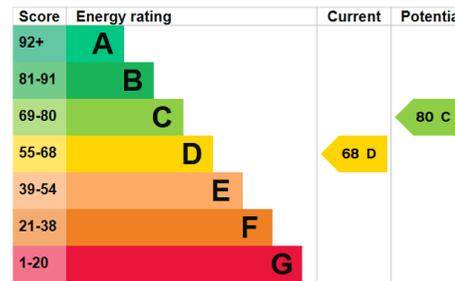
Broadband availability: Fibre to the cabinet providing estimated speeds up to 76 Mbps

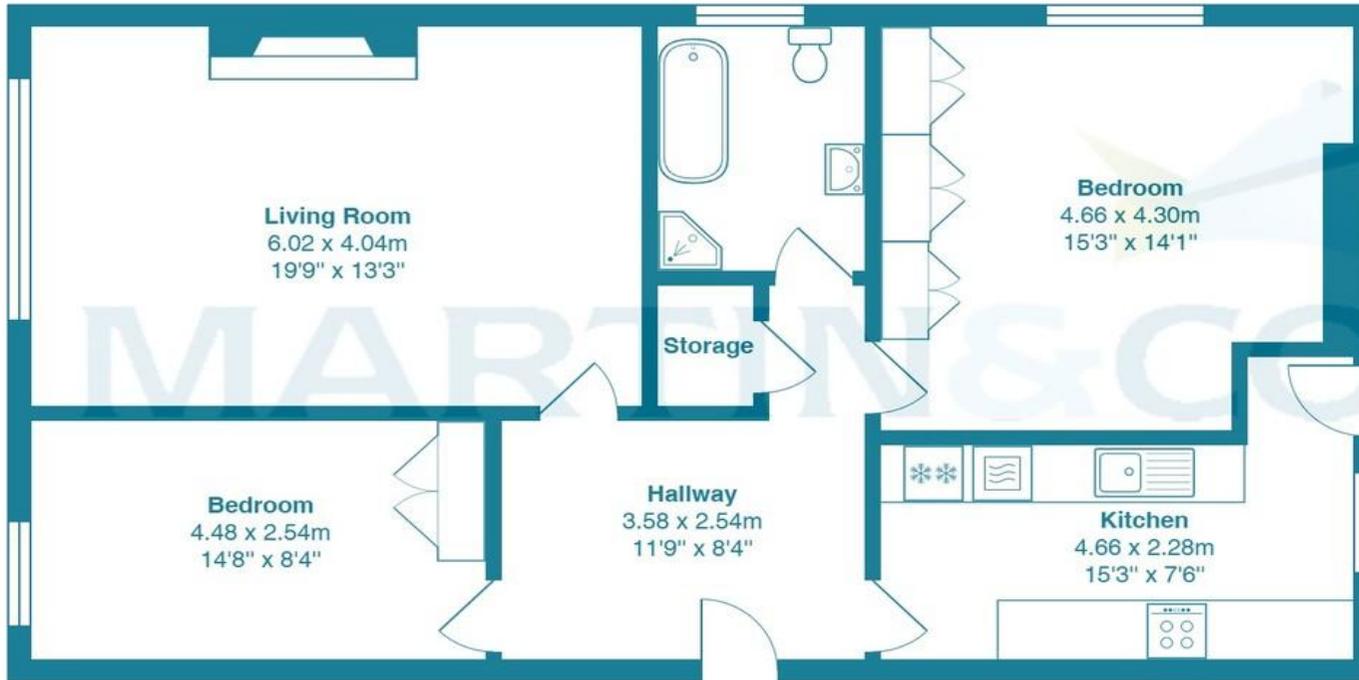
Mobile phone coverage: O2, Three, Vodafone & EE

Satellite & Cable TV Availability: SKY, VIRGIN & BT

Flood Risk: Rivers & Seas - Very Low , Surface water- Very Low

EPC Graph:





Huntcliffe House, Otley Road, Harrogate, HG2 0DJ

Total Area: 87.9 m<sup>2</sup> ... 946 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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