

**TO LET**



**Franklin Road, Harrogate, HG1 5EE**  
**£1,400 pcm**

  
**MARTIN&CO**



Date available: 6th February 2026

Rent: £1,400 PCM

Deposit: £1,615

Unfurnished

Council Tax band: B

- Sought-after central Harrogate location
- Ground floor duplex apartment
- Over 90 sq m of accommodation
- Private enclosed courtyard with seating, parking and shed
- Well presented with thoughtful finishing touches throughout
- Apologies no pets permitted



This well-presented two bedroom ground floor duplex apartment offers over 90 sq m of well-planned living space, combining generous proportions, character features and practical finishing touches throughout.

Located on the popular Franklin Road, the property is ideally positioned within walking distance of Harrogate town centre and Kings Road, known for its excellent range of independent shops, cafés and restaurants.

## Accommodation

The apartment is accessed via a communal entrance hall with intercom system. Inside, the sense of space is immediately apparent. The living room is light and welcoming, featuring a fireplace and bay window, making it a comfortable and versatile space for both relaxing and entertaining.

There is a modern shower room with wet-room style shower, WC and wash basin, along with a well-proportioned bedroom fitted with built-in wardrobes.

The kitchen sits at the heart of the home and has been thoughtfully designed with everyday living in mind. It offers ample wall and base units, a large storage cupboard and a range-style cooker. Appliances include a freestanding fridge freezer, integrated dishwasher, washing machine and dryer. An external door leads directly out to the private enclosed courtyard, extending the living space outdoors.

The courtyard is a real highlight, providing a pleasant seating area, space for parking, and a useful storage shed - a rare and practical feature for a property so close to the town centre.

Leading off the kitchen is a separate dining room, offering flexible use as a dining area, home office or occasional guest bedroom.



## Lower Level

Stairs lead down to a spacious hallway with additional storage cupboards. The house bathroom is fitted with a P-shaped bath with shower over, WC and wash basin. The second bedroom is also located on this level and benefits from a window and its own external access door, offering further flexibility in how the space is used.

Further information regarding this fantastic apartment includes:

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

Tenants can apply for a North Yorkshire Council parking permit, at the cost of £40.00 PA, subject to availability.

Council tax band: B

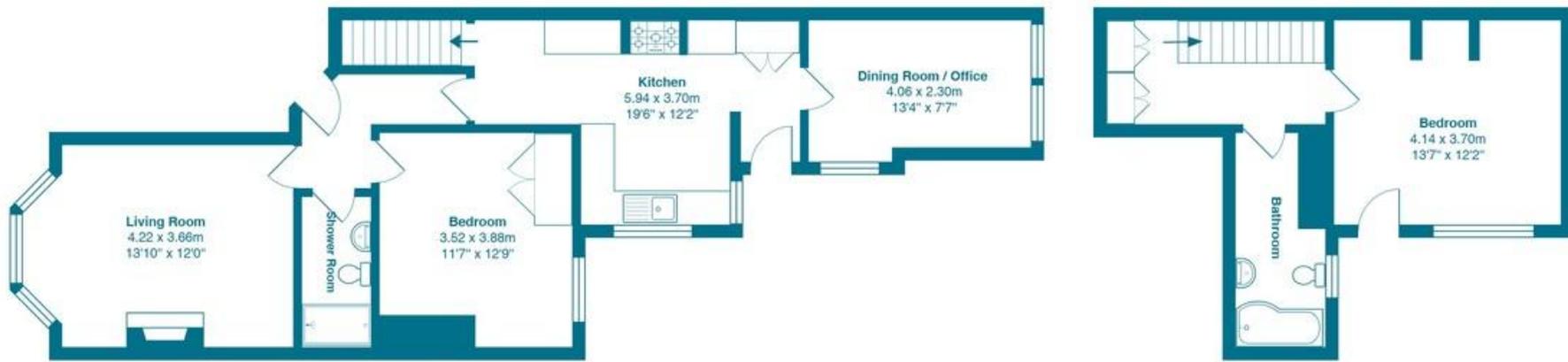
Broadband availability: Fibre to the property with speeds estimated up to 1,800Mbps

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas - No Risk, Surface water - No Risk





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Total Area: 99.9 m<sup>2</sup> ... 1075 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Martin & Co Harrogate

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