

TO LET



Skipton Street, Harrogate, HG1 5JF



Date available: 25th August 2026

Rent: £1,200 PCM

Deposit: £1,380

Furnished: Optional

- Charming two-bedroom terraced home full of character
- Prime location just off the ever-popular Kings Road
- Walking distance to Harrogate town centre, cafés, bars and restaurants
- Welcoming entrance hallway and two generous reception rooms
- Well-equipped kitchen with appliances included
- Stunning four-piece bathroom with freestanding bath
- Enclosed rear courtyard with seating area and useful storage shed



Nestled on the ever-popular Skipton Street, just off Kings Road, this charming two-bedroom terraced home offers something a little different from the average rental property. With Kings Road's growing selection of independent cafés, bars, restaurants and convenience stores on the doorstep, whilst still being within easy walking distance of Harrogate town centre, the location is as appealing as the home itself.

Lovingly occupied by the current owners until now, the property enjoys a genuine homely feel and an abundance of character rarely found in rental accommodation. Offered either furnished or unfurnished, it presents an excellent opportunity for tenants seeking a home that is ready to move straight into.

Deceptively spacious and almost Tardis-like in its proportions, the accommodation begins with a welcoming entrance hallway, setting the tone for the character and warmth found throughout the home. To the front is an inviting living room, centred around an attractive feature fireplace, while to the rear a generous dining room enjoys patio doors opening onto the courtyard, creating an ideal space for both everyday living and entertaining. The dining room flows seamlessly into the well-appointed kitchen, which is offered complete with appliances, while a useful under-stairs storage cupboard provides valuable additional space.

Outside, the enclosed rear courtyard offers a pleasant seating area, perfect for al fresco dining or unwinding at the end of the day, together with a useful storage shed. As is typical for a property of this style, there is no off-street parking; however, on-street parking is available immediately to the front, with further unrestricted parking located to the rear.

The first floor continues the property's charm, featuring a spacious landing leading to two well-proportioned double bedrooms. Completing the accommodation is a truly impressive house bathroom, undoubtedly one of the home's standout features, fitted with a beautiful freestanding bath, separate walk-in shower, wash basin, WC and bidet.

Homes with this much character, flexibility and space



rarely become available, and we are genuinely excited to welcome prospective tenants to view what is sure to be a much-loved home once again.

Early viewing is highly recommended to avoid disappointment.

Further information regarding this fantastic property includes:

This property will be let on a Assured Periodic Tenancy and managed on behalf of the landlord by Martin & Co Harrogate, under the Renters Rights act 2025

The photographs used within this listing were taken whilst the property was owner occupied. Furnishings and décor may differ at the commencement of any tenancy.

Utilities: Mains gas, electricity, water & sewerage
Council tax band: B

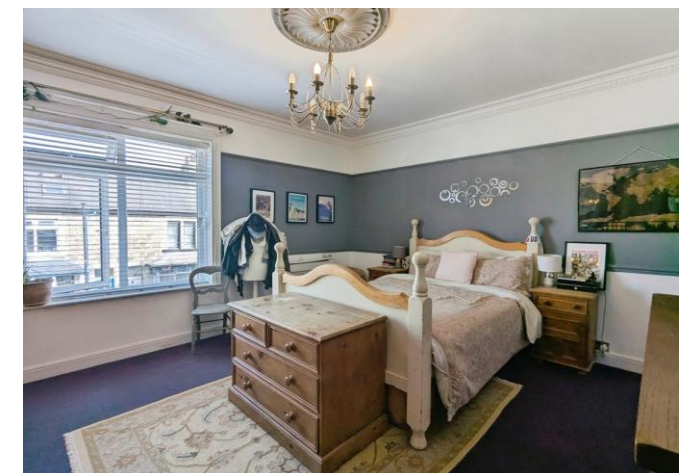
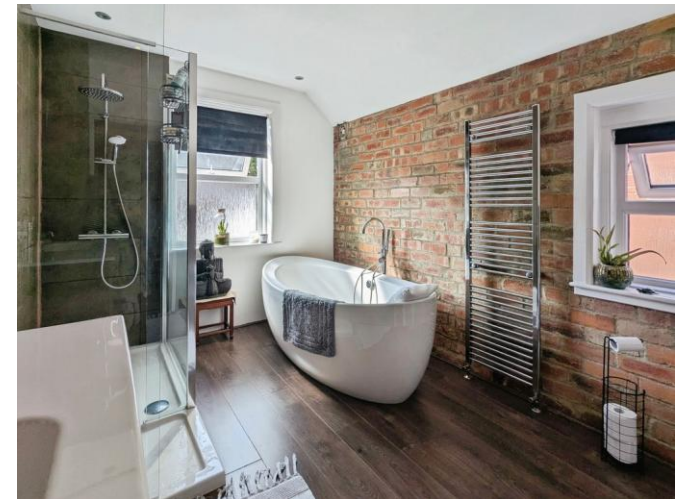
EPC Rating: C-70 Potential B-88

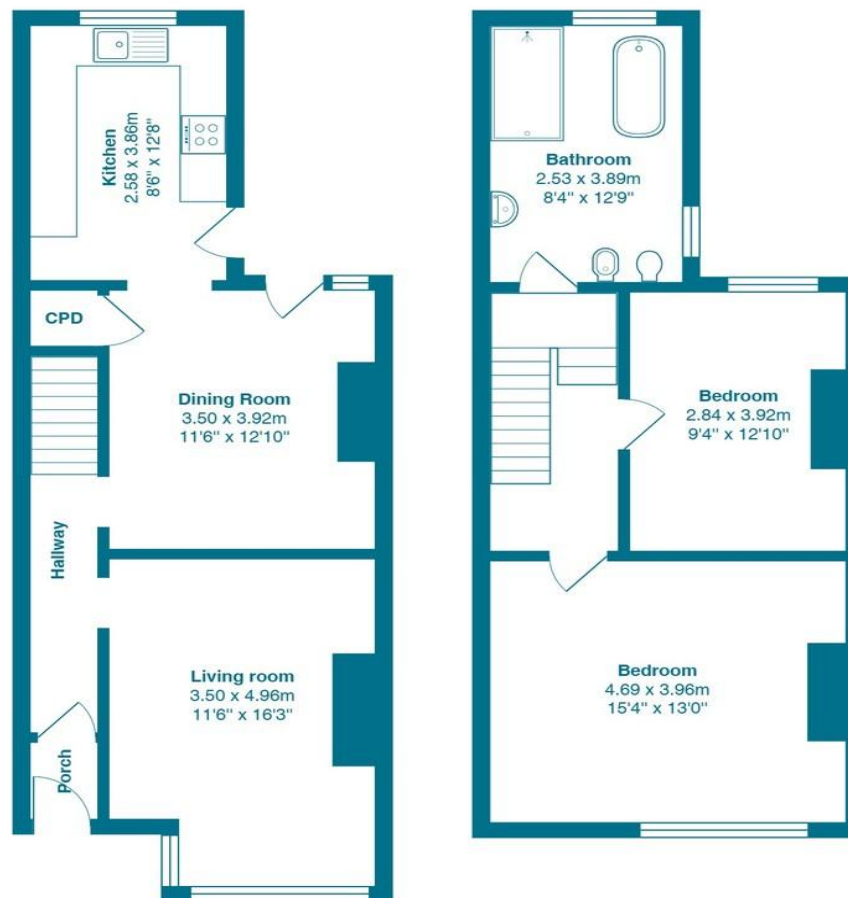
Broadband availability: Fibre to the property with potential speeds up to 1,800 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY, BT & VIRGIN

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





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Total Area: 97.3 m² ... 1048 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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