

TO LET



Knarborough Road, Harrogate, HG2 7SR
£900 pcm

Date available: 9th May 2025

Rent: £900

Deposit: £1035

Unfurnished

Council Tax band: C

- Convenient location
- Newly decorated throughout
- New carpets
- Spacious living room
- Duplex accommodation
- Private entrance
- Three bedrooms
- Viewing Advised

This three-bedroom apartment is conveniently located on Knaresborough Road in Harrogate, just a minutes' walk from Harrogate District Hospital. Positioned above a retail premises, the property offers easy access to local amenities and would be particularly well-suited to those working at the hospital.

The accommodation has been recently updated, including new carpets throughout and fresh decoration.

The apartment benefits from its own private entrance, with spacious hallway, ideal for storing coats and shoes and stairs leading to the first floor.



The first floor includes a spacious living room to the front, a double bedroom with a bank of built-in wardrobes to the rear. Recently updated bathroom with new shower, basin and WC.

The kitchen with a functional layout and plumbing for a washing machine, completes the first floor.

Upstairs, on the second floor, there are two further bedrooms – one double and one single – with the smaller room offering potential as a home office or study space.

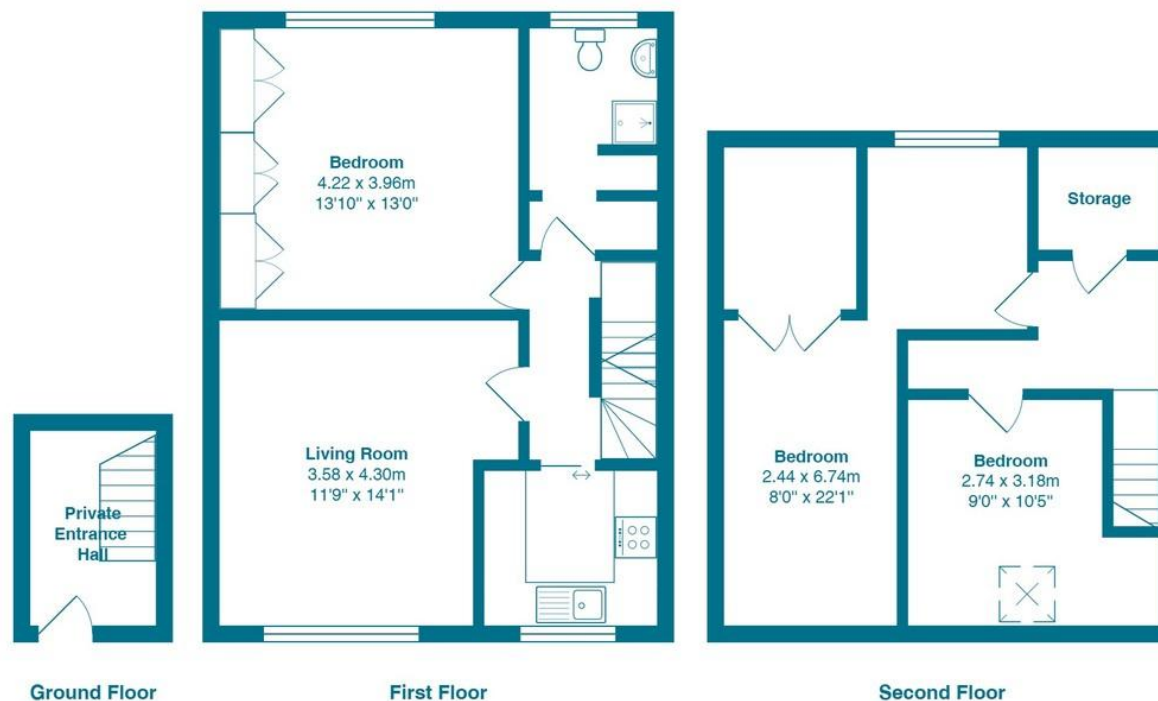
The property is offered unfurnished and is available immediately on an initial 12-month tenancy at £900 per calendar month. Regrettably, pets are not permitted.

Further information about this fantastic property includes:

- * Parking: 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.
- * The property is serviced by mains electricity, gas and water services.
- * Broadband availability: Fibre to the property providing estimated speeds up to 1800Mbps
- * Mobile phone coverage: O2, Vodafone, Three & EE
- * Satellite & Cable TV Availability: SKY & BT
- *Flood Risk: Rivers & Seas - No Risk, Surface water- No

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Knaresborough Road, Harrogate, HG2 7SR

Total Area: 98.4 m² ... 1059 ft²

All measurements are approximate and for display purposes only

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