



Flat 9 Rachel Court, 1-3 Dragon Road, Harrogate  
£595 Per calendar month

AVAILABLE 18TH DECEMBER 24 - IDEALLY LOCATED JUST MINUTES WALK FROM HARROGATE TOWN CENTRE. AN UNFURNISHED STUDIO APARTMENT ON THE GROUND FLOOR. SEPARATE KITCHEN AND BATHROOM. KITCHEN WITH WHITE GOODS - THE RENT INCLUDES GAS HEATING AND WATER. WE HAVE BEEN INFORMED BY THE LANDLORD THAT THE PROPERTY IS COUNCIL TAX BAND A.

### LIVING ROOM/BEDROOM AREA



### KITCHEN



### SHOWER ROOM



### DIRECTIONS

From the main Skipton Road (A59) turn onto Dragon Road, keep going along the road and you will see the petrol station on your right hand side. Just beyond this, there is a mini roundabout and here you will find Rachel Court located on the right side of the road, on the corner.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
	70	74	
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
	63	63	