

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Old Trough Way

Harrogate, HG1 3DE

£1,500 Per Calendar Month



\*Deposit alternative available\*

A newly updated semi-detached bungalow to rent on Old Trough Way within the Knox Mill area, this is a desirable residential neighbourhood located just 1.5 miles to the north of central Harrogate and is well placed to provide convenient and easy access to all the surrounding amenities including; New Park Primary Academy rated as good with Ofsted just 0.2 miles away, and The Grove Academy High School rated as Outstanding by Ofsted 0.7 miles away.

The semi-detached bungalow has been updated throughout including decoration and a brand new kitchen yet to be installed. The internal accommodation comprises; entrance hallway, spacious living room, brand new modern style kitchen with a range of base and wall units, hob and cooker. Contemporary family bathroom with white three piece suite, shower over bath with both rainfall and adjustable shower heads. Two double bedrooms and a further third bedroom or additional reception / dining room. Storage room with ladder access to the loft which has been boarded to offer a generous amount of storage.



- Bathroom

**HUNTERS**

**175 sq ft**

**175 x 115**  
3.60m x 3.47m

**KITCHEN**  
115 x 971  
3.47m x 3.51m

**HALLWAY**  
228 x 975  
6.9m x 1.9m

**RECEPTION ROOM**  
115 x 157  
3.36m x 3.06m

**STORAGE**

**175 x 115**  
3.47m x 2.48m

**TOTAL APPROX. FLOOR AREA 175 SQ FT (16.1 SQ M)**

Other areas shown have been made to approximate the dimensions of the given configuration. Dimensions of doors, windows, cupboards, and any other items are approximate and not responsible to them for any errors, omissions, or misstatements. The plan does not constitute a contract and is not intended to be used as such for any prospective purchaser. The sample, layout, and dimensions shown are not intended to be used as a guide to the layout, appearance or efficiency of the plan. Make your own decision.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-40 G		
Not energy efficient - higher running costs		
Target		68

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
92 plus A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Target		84

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