



**26 UNITY GROVE
HARROGATE, HG1 2AQ**

£1,350 PCM

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

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A well presented, three bedroom, stone built terraced property on Unity Grove, close to local amenities on Kings Road which include cafes, restaurants and shops.

Entrance Hall | Living Room | Dining Room | Kitchen

Three Bedrooms | House Bathroom | Separate wc

Courtyard Garden

Available 1st July 2025 | Returnable Bond £1,557.69

Unfurnished | No Smokers/Pets | Energy Rating: D | Council Tax: B



The property benefits from gas central heating, is unfurnished and briefly comprises; Front entrance hallway, dining room, living room with a stove fireplace and front bay window. The kitchen is fully equipped with white goods, has a gas hob with extractor fan, integrated electric oven and a nice range of units providing excellent storage space.

To the first floor there are two double bedrooms, a separate wc and a modern house bathroom comprising a free-standing bath, washbasin and shower.

On the second floor is another double bedroom with skylight windows and a large wardrobe which can be gifted to the tenant.

To the rear is a spacious courtyard garden with artificial grass, paved sitting area, and two outdoor storage sheds.

