

GROUND FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)

1ST FLOOR
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AREA 242 SQ.FT.
(22.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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**28A HARGROVE ROAD
HARROGATE, HG2 7RD
£700 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.

UNFURNISHED

A two bedroom new build property, with excellent energy efficiency, off street parking and pleasant gardens.

The property benefits from gas central heating, double glazing and comprises, entrance vestibule, dining kitchen with a range of wall mounted cupboards, base units and drawers, electric oven and gas hob, guest wc and living room with patio doors to the rear garden. To the first floor are two bedrooms and house bathroom.

To the front of the property is a lawned garden with timber boundary fencing and gravel driveway.

To the rear of the property is a patio area and lawned garden with timber boundary fencing and hand gate.

2 Bedrooms

1 Reception Room

1 Bathroom

Available Date Negotiable

£807.69 Returnable Bond

No Smokers/Pets

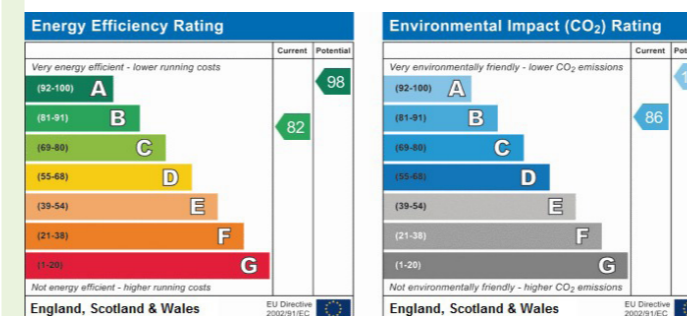
Council Tax: A - £1,252.74

DIRECTIONS - HG2 7RD

From Harrogate take York Place, which becomes Knaresborough Road. Turn right into Stanhope Drive. At the end of the road turn left into Hargrove Road.



EPC RATING: B



APPROXIMATE DISTANCES

Town Centre	1.3 miles
Railway Station	800 metres
Bus Route	300 metres
Airport	14.7 miles