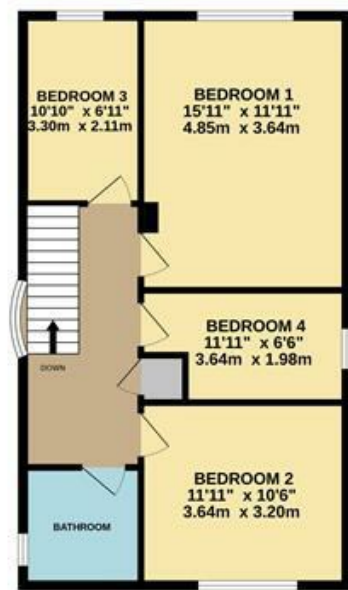




GROUND FLOOR
1351 sq.ft. (125.5 sq.m.) approx.



1ST FLOOR
821 sq.ft. (57.7 sq.m.) approx.

TOTAL FLOOR AREA : 1972 sq.ft. (183.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



**22 Ashgarth Court
Harrogate**

£2,750

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

An extremely rare opportunity to rent this spacious and immaculate detached family home on a short term let basis. The accommodation comprises: entrance hallway with storage cupboard housing recently installed boiler, downstairs shower room, modern kitchen including American style fridge freezer, utility room, conservatory with double doors to the garden, sitting room, dining room with double doors to the family room, study, inner hallway and cloakroom/wc.

To the first floor is a landing leading to the main bedroom with fully fitted Interlübke storage and views over the rear garden, three further bedrooms and a house bathroom.

Outside the property is approached by a wide driveway providing ample parking for several vehicles and leads to an integral single garage.

The gardens to the front are designed for ease of maintenance with a small, raised lawn area, mature trees and hedgerows.

To the rear the garden affords a high degree of privacy featuring a large lawn with paved seating areas, mature trees, bushes, flower beds and two pathways either side of the property leading to the front.

4 Bedrooms

4 Reception Room

2 Bathroom

Your text typed here

DIRECTIONS - HG2 9LE

DIRECTIONS - HG2 9LE From Harrogate take the Leeds Road, at the traffic lights by Marks & Spencer turn right into Leadhall Lane and continue into Rossett Green Lane. Ashgarth Court is then a turning on the right hand side.

COUNCIL TAX

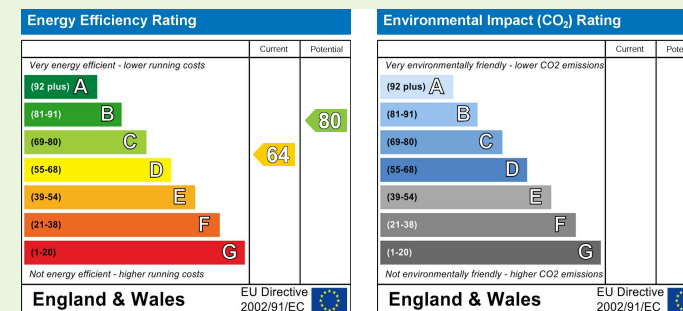
The property has been placed in band D.

TENURE

The tenure of the property is



EPC RATING:



APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles