



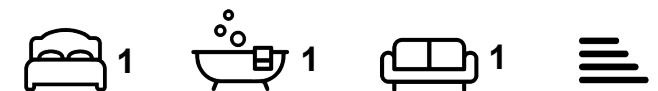
Apartment

**FLAT 3, 87/89  
LEEDS ROAD,  
HARROGATE, HG2  
8BE**

PCM

**£795 PCM**

FEATURES



**SJM** ©  
**PROPERTIES**

# 1 Bedroom Apartment located in Harrogate

Lovely modern 1 bedroom apartment in a great location just opposite the M&S on Leeds Road. The apartment is on the second floor and has a good sized double bedroom with ikea double bed and wardrobe. The bathroom is fully tiled with a large walk in shower and vanity sink with drawers and w.c. There is a good sized open plan lounge kitchen with integrated oven, hob, washer dryer, fridge freezer and dishwasher. The lounge is furnished with sofas and also has a TV unit, wall mounted TV and audio unit which can connect to ceiling mounted speakers. Double glazed with full floor to ceiling windows and also gas central heating via a modern combi boiler.

Call us on

**01132782201**

**phil@sjm-properties.com**

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**Council Tax Band**

**A**

| Energy Efficiency Rating                    |         |                                                                                                                  |
|---------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                        |
| Very energy efficient - lower running costs |         |                                                                                                                  |
| (92 plus) <b>A</b>                          |         |                                                                                                                  |
| (81-91) <b>B</b>                            |         |                                                                                                                  |
| (69-80) <b>C</b>                            |         |                                                                                                                  |
| (55-68) <b>D</b>                            |         |                                                                                                                  |
| (39-54) <b>E</b>                            |         |                                                                                                                  |
| (21-38) <b>F</b>                            |         |                                                                                                                  |
| (1-20) <b>G</b>                             |         |                                                                                                                  |
| Not energy efficient - higher running costs |         |                                                                                                                  |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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